

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

June 2, 2026

APPROVAL of MINUTES

Approve the minutes from the May 5, 2026 meeting

AGENDA

- Z2026-31/S2026-32** **Aleene Duff** – A request for a rezoning from R-LD (residential low density) to R-A (residential agriculture) and a Special Use Permit to allow dog & cat grooming located at 6441 Union Grove Road, Lithia Springs, 30122. Land lot(s) 244, District 18, Section 2 & Parcel(s) 9. Lot size: 3.13 acre(s). Application signed by Aleene Duff. Commission District #1.
- S2026-33** **John Lawrence** – A request for a Special Use Permit renewal to continue agriculture and seasonal use located on Hwy. 166, Douglasville, 30135. Land lot(s) 93, District 1, Section 5 & Parcel(s) 17. Lot size: 2 acres. Application signed by John Lawrence. Commission District #3.
- S2026-34** **Vertical Bridge c/o Baker Donelson Law Firm** – A request for a Special Use Permit to allow a telecommunications tower located at 8920 Highpoint Road, Villa Rica, 30180. Land lot(s) 236, District 2, Section 5 & Parcel(s) 16. Lot size: 20 acre(s). Application signed by Mary Palmer. Commission District #4.
- S2026-35** **Jose & Jannica Villanueva**- A request for a Special Use Permit to allow a short-term rental located at 2725 Brandt Place, Lithia Springs, 30122. Land lot(s) 919, District 18, Section 2 & Parcel(s) 9. Lot size: 1.88 acre(s). Application signed by Jose Villanueva. Commission District #2.
- Z2026-46** **Art Carter** – A request for a rezoning from C-G (general commercial) to LI (light industrial) to bring to continue a manufacturing company located at 1470 Dale Court, Austell, 30168. Land lot(s) 257, District 18, Section 2 & Parcel(s) 11. Lot size: 3.15 acre(s). Application signed by Art Carter. Commission District # 2.
- Z2026-37/S2026-38** **Russell Howard** – A request for a rezoning from LI-C (light industrial w/conditions) & R-A (residential agriculture) to LI (light industrial) and a Special Use Permit to allow to expand a gravel lot expansion located at

4018 & 4050 King Drive, Douglasville, 30135. Land lot(s) 160, District 1, Section 5 & Parcel(s) 78 & 79. Lot size: 2 acre(s). Application signed by Russell Howard. Commission District #2.

- S2026-39** **Clark Davidson for Gulf South Towers** – A request for a Special Use Permit to allow a telecommunication tower located at 4371 Hwy 92 & Hwy 166, Douglasville, 30135. Land lot(s) 138, District 1, Section 5 & Parcel(s) 27. Lot size: 10.72 acre(s). Application signed by Steve Watkins. Commission District #2.
- S2026-40** **Luis De La Rosa** – A request for a Special Use Permit to allow an 1,426 square foot accessory structure located at 1346 McIntosh Road, Douglasville, 30134. Land lot(s) 735, District 18, Section 2 & Parcel(s) 1. Lot size: 2.79 acre(s). Application signed by Luis De La Rosa. Commission District #1.
- S2026-43** **Noah Shook** – A request for a Special Use Permit to allow outdoor storage of landscaping material located at 13221 & 13225 Veterans Memorial Highway, Douglasville, 30134. Land lot(s) 164, District 2, Section 5 & Parcel(s) 11. Lot size: 2.3 acre(s). Application signed by Noah Shook. Commission District #4.
- S2026-45** **B9 Douglas Hills Road Owner, LLC** – A request for a Special Use Permit to bring the property into compliance located on Douglas Hill & Bullard Roads. Land lot(s) 768, District 18, Section 2 & Parcel(s) 1 and Land lot(s) 797, District 18, Section 2 & Parcel(s) 8. Lot size: 116 acre(s). Application signed by Eric Gilbert. Commission District #2.

OTHER BUSINESS

ADJOURN

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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 was absent

Frank Payne, Vice-Chairman

Brandon Pennamon was absent

Orrick Curry

Melissa Polk

Chris Small

Larry Toney

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

Minutes

Mr. Payne called for a motion for the minutes of the March 31, 2026 meeting.

Ms. Polk made a motion to recommend approval of the minutes from the March 31, 2026 meeting. Mr. Curry seconded the motion.

Motion carries 6-0.

Recommendation is to approve the minutes from the March 31, 2026 meeting.

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Chairman Jackson Jones called for a motion for the March 31, 2026 meeting.

Commissioner Raxton made a motion to approve the minutes from the March 31, 2026 meeting. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

The minutes from the March 31, 2026 meeting are approved.

Application 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.

Ms. Glynn presented this application.

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.

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,

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and welfare.

Mr. Lloyd Onyirimba of 4130 Midway Road represented this application. He stated at the personal care home we will provide activities of daily living for the residents. There will be between three to four residents. We will have on CAN to be present each day to assist the residents. There won't be an impact to road traffic. Any vehicles will be parked on the premises. As far as noise, that won't be people coming in and out. The property value: we will not restructure the beauty or build a new structure.

Ms. Rosaline Fonju of 4850 Wynford Lane spoke in favor of this application. She is a registered nurse. Ms. Fonju went over the mission for the personal care home.

No one else spoke in favor of this application.

No one spoke in opposition to this application.

Mr. Curry asked Mr. Onyirimba how many people will occupy and provide service for.

Mr. Onyirimba replied three to four.

Mr. Curry asked how many bedrooms.

Mr. Onyirimba replied five bedrooms.

Mr. Curry asked are you in an HOA community.

Mr. Onyirimba replied, no.

Ms. Polk asked if 4130 Midway Road is where you reside.

Mr. Onyirimba replied, yes.

Ms. Polk asked will it just be you and the nurse residing there.

Mr. Onyirimba replied, just me.

Ms. Polk asked how long have you lived at this residence.

Mr. Onyirimba replied since 2023.

Ms. Polk asked what type of residents will you have such as their limitations, their level of care you'll need to provide.

Mr. Onyirimba replied there will be no medical care.

Ms. Polk asked about the CNA that will be on premises as well as the registered nurse.

Mr. Onyirimba stated that the registered nurse will come and go.

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Ms. Polk asked Ms. Duncan asked as the request for a Special Use Permit, as a residential care facility noting that there are employees, does that not change the classification of what is being done at this location.

Ms. Duncan explained that for a personal care home, the regulation under the code is that the primary care taker has to be the owner of the property. It has to be owner-occupied and the owner is the primary care taker. We need clarification when he says he will have nurses come and go. It would not be the expectation that there would be staff coming on a regular basis in the care giving capacity. If at some point a home-health care worker is called on a case by case basis to provide services that would be typical of anyone living in a residential care setting, that would be something different than having an employee coming to the home. I think it is worth clarifying whether the intent is to have the employee coming to the home or whether in the instance of someone needing follow up attention to a medical procedure and someone coming case by case.

Ms. Polk asked in the event if the requesting client states that he does have intentions of someone be there pretty regularly, would it change the classification of the request.

Ms. Duncan explained that under personal care home, the idea is that if falls under a home occupation ordinance. For these types of uses the residents of the property are they employees of the business. Hiring someone to come in as an employee that would be coming in day in and day out would not be the expectation.

Ms. Polk asked Mr. Onyirimba could you give me the picture of the roll the CNA would play. What is the reason you are having a CNA? Also, having a registered nurse who is employed and what her roll is and lastly, you stated that you are the one residing in this home. Would you be having female clients as residents?

Mr. Onyirimba explained that the nurse would be supervisory. It's not something that happens everyday to make sure the people that are there are taken care of. It's a quality assurance. Also, the CNA is not a care giver but CNAs also work as personal care assistants.

Ms. Polk asked Mr. Onyirimba what trying to do you have for yourself to be there in the home with persons that are there because they are there because they are elderly or need assistance.

Mr. Onyirimba stated I've been in the care business since 2009. I don't have a CNA but I've worked with personal care associates. My daughter will be a CNA in a year and I own the property with my daughter.

Mr. Curry asked Mr. Onyirimba are you certified in CPR.

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Mr. Onyirimba replied yes.

Mr. Payne asked Mr. Onyirimba have you talked to your neighbors.

Mr. Onyirimba replied yes.

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

Commission Mitchell asked Onyirimba you've been in this business since 2009 and you're CPR trained.

Mr. Onyirimba replied yes.

Commissioner Mitchell asked since this is your home you will be living there.

Mr. Onyirimba replied correct.

Commissioner Mitchell asked will this be for both male and females.

Mr. Onyirimba stated we're looking at all male initially.

Commissioner Mitchell asked what will determine that.

Ms. Fonju explained that the intent is to serve only male clients at this time. Because of guidelines we cannot mix both sexes.

Commissioner Mitchell asked there will be three to four clients at a time. Will that free up room for you if you have five bedrooms?

Ms. Fonju replied yes.

Commissioner Mitchell asked Ms. Glynn where on Midway road is this located.

Commissioner Alcarez explained the location.

Commissioner Mitchell asked if you have four individuals will there be four additional cars parked there along with your cars.

Ms. Fonju replied no. The way the personal care home is set, if there is any need for a nurse to come out, the nurse from DCS only comes out to assess once every three months. If there is a client that needs additional services it has to be approved by the state. At this point, the clients that we're looking at are not medically fragile.

Commissioner Alcarez asked Mr. Onyirimba you stated that it has five bedrooms but down in the basement, that one room is so small. How are you clarifying that as a bedroom? It's more like a storage room. I've been to that house.

Mr. Onyirimba stated that it's not small.

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Commissioner Alcaarez asked if it would be a separate living area for someone downstairs or is that where you're going to live. I know it has a full kitchen and bath downstairs.

Mr. Onyirimba stated that there is no full kitchen there.

Commissioner Alcaarez asked upstairs, you have the one bedroom that leads out to the front porch that leads to an exit.

Mr. Onyirimba replied there is no front porch.

Commissioner Alcaarez stated there is a front porch.

Mr. Onyirimba stated we have a garage.

Commissioner Alcaarez explained yes, but it comes around.

Mr. Onyirimba stated there is a garage and a door but no front porch.

Commissioner Alcaarez stated I was just trying to get an understanding because I know that there's things inside there that obviously would have to be modified or remodeled. I know the stairs from the basement need a handrail. I was just trying to figure out where you get the fifth bedroom from because unless you have a child's bed in there that room is small.

Ms. Fonju stated that we plan to make the a common area for the clients.

Commissioner Mitchell asked Ms. Glynn were there conditions if this were approved.

Ms. Glynn replied no conditions.

There were no more questions from the Board of Commissioners.

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

Mr. Curry made a motion to recommend approval of Application S2026-23. Mr. Toney seconded the motion.

Motion carries 3-1.

Ms. Polk opposed Application S2026-23.

Mr. Payne did not vote.

Recommendation is to approve Application S2026-23.

Commissioner Mitchell made a motion to approve Application S2026-23. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

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Application S2026-23 is approved.

Application 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.

Ms. Glynn presented this application.

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.

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.

Ms. Yoneida Rojas of 6295 Hillpine Drive of Douglasville represented this application. She stated that I was just like the opportunity for this short-term rental.

No one spoke in favor of this application.

Ms. Cindy Brock of 6256 Hillpine Drive spoke in opposition to this application. She stated that we're trying to find out if this is for the upcoming soccer games, if she'll rent the house to one person, will it be separate rooms. The live on a hill and there's three cars sitting on the road and they have two driveways. You cannot see if coming towards their house. You can't see over the hill. We're concerned about the traffic because it's always taking a chance going up the hill or coming down the hill. Is it a short rental for one person or are they going to rent out rooms?

No one else spoke in opposition to this application.

Mr. Curry asked Ms. Rojas how many people will be staying here. Is this AirBnb or VRBO? How's this property going to be utilized with this special use permit?

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Ms. Alandra Rojas, Ms. Rojas' daughter explained that the home will be an AirBnb. The house has three bedrooms and it will be capped at six guests max. Our strict rule prevents any parties.

Mr. Curry asked how many guests at a time.

Ms. Rojas stated it's capped at six guests because there's only two guests allowed in each bedroom according to AirBnB rules.

Mr. Curry asked how many cars can your driveway hold.

Ms. Rojas stated we have two parking spaces, one on the right and one on the left. The one on the right fits four cars and the one on the left is the same amount.

Ms. Rojas explained that the car that is there no belongs to a guy that lives there. It's broken and needs time to fix the car.

Mr. Curry asked about security.

Ms. Rojas explained that we'll have the smart lock system and exterior security cameras and we already have automatic exterior lights.

Ms. Polk asked Ms. Rojas do you reside at this home.

Ms. Rojas replied yes.

Ms. Polk asked how many persons in your immediate family reside in this home.

Ms. Rojas stated three.

Ms. Polk asked you're wanting to extend it to an additional six persons so nine possibly because you said your max six.

Ms. Rojas explained that I have the basement. It's three bedrooms, one bath and a kitchen. I plan to stay in the basement and rent the top.

Ms. Polk asked how many vehicles do you have currently without having any guests.

Ms. Rojas stated two.

Ms. Polk asked you will use one driveway for you and utilize the second driveway for your guests.

Ms. Rojas replied yes.

Mr. Payne asked if there would be a separate entrance.

Ms. Rojas replied yes.

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

Commissioner Raxton asked about the car that is parked on the street. Does that car belong to you or a family member. I'm trying to get an understanding because cars should not be parked on the street more than 24 hours.

Ms. Rojas explained that someone is using the basement right now. He'll stay for one month and his lease will end. He has a car that is not working right now. He asked for a little time to repair because I mentioned that I did not want the car in front of the property. He asked for a little time to fix it and then remove it.

Commissioner Raxton asked Ms. Duncan it's my understanding unincorporated part of the county no vehicles should be parked on the street over 24 hours.

Ms. Duncan replied that is correct. If this complaint were to be received through Code Enforcement it would be investigated and if it were found that the car was disabled or not able to run and is parked on the street then citations would be issued.

Commissioner Raxton stated that is a concern, a car parked there not working is illegal. Hearing from the neighbor there are cars parked on the street based on where you live on the hill there it's hard to see now. If we have six individuals that will be there they will have more than one vehicle parked on the street can which can impair safety on the street. How will that be handled?

Ms. Rojas asked could you repeat the questions.

Commissioner Raxton asked how many cars will you allow.

Ms. Rojas stated that we can require that all cars that come to the home to park in the driveway so that there is sufficient space. The only reason that car is on the road is because of oil leaking problem and the driveways were recently made.

Commissioner Raxton asked when the guests are there are you planning to stay there.

Ms. Rojas replied I'm planning to live on the property. I want to live with my two kids, my little ones. It's only my two kids in the basement .

Commissioner Raxton asked so you'll be there even when the upstairs is rented out.

Ms. Rojas replied yes, sir.

Commissioner Raxton asked are you planning to do this as part of a special event that was asked by your neighbor, World Cup.

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Ms. Rojas replied not really. I want to do this because I'm a single mom and I'm trying to get a little more extra pennies for my family.

Commissioner Raxton stated that I am concerned about six individuals with three bedrooms and one bath.

Ms. Rojas explained that the top is really four bedrooms. When I purchased the property they made the garage a bedroom. It's four bedrooms and two bathrooms.

Commissioner Raxton asked if there were beds in the bedrooms now.

Ms. Rojas replied yes.

Commissioner Raxton asked so they are already utilized.

Ms. Rojas replied yes.

Commissioner Raxton asked how many baths.

Ms. Rojas replied two.

Commissioner Raxton asked what percentage of the time are you looking to utilize this as a short-term rental.

Ms. Rojas replied we want to use it on a monthly basis. More than once a month.

Commissioner Raxton stated that I'm concerned about the six individuals. Is there any flexibility in the maximum number you willing to have there especially if you are going to have yourself and small children in the house as well.

Ms. Rojas explained that some guests from our experience don't use all the four bedrooms. From our knowledge there's always one car that arrives.

There were no more questions from the Board of Commissioners.

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

Ms. Polk asked am I permitted to ask the staff a question at this point to get a clarification on something.

Ms. Duncan replied there is no motion on the floor and if there's an additional question I'm happy to answer it for you or you could make a motion and then as part of a discussion we can provide clarification.

Ms. Polk asked the client had mentioned in their past experience which tells me that they have already been utilizing their property for that in order for them to have that reference in the past. Having they been using this as an AirBnB and asking for permission?

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Ms. Duncan stated that we can check our software monitoring platform. This didn't come from Code Enforcement. They voluntarily came forward. We check to see if it's been flagged for having a short-term rental without a permit. If it has been flagged for short-term rentals without a permit the first step would be to come into compliance and come to you to get a permit.

Ms. Polk asked is it appropriate to establish with the applicant whether it's ongoing or something that they just want to create from fresh.

Ms. Duncan explained that if the Board were inclined to approve the request for a short-term rental we would monitor it from here on out. They would get their business license. It would go into our data base as a legal rental. If the board is inclined to deny we would continue to monitor and track at that one year mark if they have come into compliance. That would be that there is not an active listing on the property.

Mr. Curry made a motion to defer this application until the June 2, 2026 meeting. Ms. Polk seconded the motion.

Motion carries 4-1.

Mr. Toney voted to oppose.

Recommendation is to defer the application until the June 2, 2026 zoning hearing.

Commissioner Raxton made a motion to approve Application S2026-25 with three conditions:

1. All cars will be parked in the driveway.
2. No more than two vehicles at any one time as parked in the driveway.
3. No street parking allowed at all.

Commissioner Kenner-Jones seconded the motion.

Commissioner Mitchell asked based on the conditions that were added to this motion shouldn't we ask these guys are they ok with doing that.

Ms. Duncan explained that if you would like to confirm with them that they are ok with the conditions you can do that. The desire to impose conditions is at the discretion of the Board of Commissioners. If they say no it may influence your vote it would also not change whether they are subject to conditions you've put in place.

Motion carries 5-0 with conditions.

Mr. Payne asked Ms. Rojas do you agree with the conditions.

Ms. Rojas replied yes sir.

Application 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.

Mr. Payne announced that Application Z2026-28 has been withdrawn. Shall we vote on it?

Ms. Duncan explained that the next item is Z2026-26. Have I missed something that was on the agenda?

Chairman Jackson-Jones stated that there was something that needed to be removed. We didn't get it off earlier with a vote.

Ms. Duncan stated it's just been withdrawn. I don't believe you need to vote to amend the agenda. Is that what your are asking? There is no pending zoning action on that item. It is just withdrawn completely.

Mr. Cronan presented this application.

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.

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 nonconforming 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.

Special Use Permit Criteria Discussion:

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.

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.

Mr. Akhim of 2031 Carlton Parkway, Douglasville represented this application. He stated that he is the applicant's husband. We are a local business owner with an established business in Douglasville. I am seeking to extend our operation that will be responsible and consistent with the County's standards. This preferred use is compatible with the surrounding area and represents thoughtful investment with the continued growth of the community. The project is expected to contribute positively to the local economy by supporting job creation. We have carefully evaluated potential impacts including traffic, site design and environmental considerations. I have taken appropriate steps to ensure each of these areas. I'm committed to maintaining a high standard of operation, to working collaboratively with the county staff and ensuring the community with long-term success. I respectfully request your approval of the special use permit.

No one spoke in favor or in opposition.

There were no questions from the Planning and Zoning Board.

Commissioner Kenner-Jones commented that it's my understanding that this applicant has gone above and beyond with being responsive to the Planning & Zoning Department, being a good neighbor and steward of the community. I appreciate you coming and making sure

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your application it completely together and truly understanding the business that you are trying to run and make sure you are a good addition to our community.

There were no questions from the Board of Commissioners.

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

Ms. Polk made a motion to recommend approval of Application S2026-26. Mr. Curry seconded the motion.

Motion carries 5-0.

Recommendation is to approve Application S2026-26.

Commissioner Kenner-Jones made a motion to approve Application S2026-26. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application S2026-26 is approved.

Application 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.

Ms. Glynn presented this application.

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.

Recommendation:

Staff recommends approval of the special use permit.

Findings:

Staff is recommending approval of the proposed Special Use based upon the following findings:

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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. Patricia Booker of Douglasville represented this application. Mr. Lee built the subdivision years ago.

No one spoke in favor of this application.

Ms. Tara Moore of 1194 Pleasant Oak Lane, Douglasville spoke in opposition to this application. Ms. Moore stated that she is adjacent to the property that his wants to build the home. I don't know how he's going to build a house there. At 5289, the run-off goes into my lot. On his property, he has trees. Because of this run-off, those trees are ascending. Some trees are leaning. He hasn't taken care of that. This property that he wants to build on has concrete. It's up and we are more down. Me and my neighbor are concerned with the run-off because it's more water coming onto my property. Will there be more water coming onto my property when he takes the concrete up and has grass there.

No one else spoke in opposition to this application.

Ms. Duncan addresses any concerns about the erosion and run-off.

Mr. Toney asked if a variance application has been filed.

Ms. Duncan replied at this point no variance application has been filed. If this is approved it will have to meet all the requirements for the Unified Development Code. A minimum of 1,800 square feet, mid-density setbacks unless we look at the plat for something different specified. If they can't meet the requirements they will have to come back for a variance.

Ms. Duncan asked if this is approved tonight they will require a building permit. It will have to go through all of the appropriate reviews that will include the engineering department to make sure they are meeting all of the best practice. Any of the issues will be addressed at the time of the building permit. I can also relay the concerns to the county engineer who is not here tonight. He can send our development inspectors to check up front if there are run-off issues, they are being appropriately addresses.

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

Commissioner Mitchell asked Ms. Glynn if this approved the builder would go through all of the building permits to assure that if an additional house is built the landscape would not create a problem for the neighbors.

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Ms. Glynn replied, correct. They would need to apply for a building permit and will be reviewed by several departments for impact.

Commissioner Mitchell asked if it is built, would they stay within the same frame work , the make-up or the look of the existing houses. Is that something that's been around for a minute.

Ms. Duncan explained that under Appendix A of the Unified Development Code we do have minimum requirement for architecture standards. One of the things we do spell out in those architecture standards is that they need to take into the consideration of the neighborhood. We will now have them go through that same architectural review that we hand make sure they are conforming to what is already there in addition to meeting the minimum standards.

Commissioner Mitchell asked if this is where the pool was.

Ms. Duncan replied yes, sir. There was a clubhouse and a swimming pool. When Hwy. 92 was widened, the clubhouse and the pool were taken out .

Commissioner Mitchell asked the average acreage inside that subdivision.

Ms. Duncan replied I don't know the average for that subdivision. I can say in the medium residential zoning district the minimum lot size is 10,000 square feet. With 2/10 of an acre this would be in line with the sizes.

Commissioner Mitchell stated that I know that the Hwy. 92 bypass took up a great bit of that property. I get it.

Commissioner Mitchell asked if there was an HOA.

Ms. Duncan explained that if there is an HOA with the age of the community and if not renewed then the HOA would not be enforceable.

There were no more questions from the Board of Commissioners.

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

Mr. Curry made a motion to recommend approval of Application S2026-27. Ms. Polk seconded the motion.

Motion carried 5-0.

Recommendation is to approve Application S2026-27.

Commissioner Mitchell made a motion to approve Application S2026-27. Commissioner Kenner-Jones seconded the motion.

May 5, 2026

Motion carries 5-0.

Application S2026-27 is approved.

Applications 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 Arceneaux. Commission District #4.

Mr. Cronan presented this application.

Existing Conditions:

- a. The property is currently vacant and mostly wooded.

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.

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 industrialoriented 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.

Mr. Marcus Arceneaux of Lithia Springs represented this application. He stated that he has spoken with several individuals in the area and the need the for truck parking. There would not be an increase in traffic in the area. Individuals in the area used to park at 1533 McIntosh Road and 7551 Veterans Memorial but the facilities were sold to a major company and won't allow owner/operators in the area to obtain parking.

Parking would be available for RVs, boats, trailers and commercial trucks. This is keeping in line with Douglasville Planning code to maintain the character with commercial parking.

We have 1, 400 trucking companies in Douglasville, Georgia that are owned by individuals. For example, Cash Express has three trucks. There are more small business truck drivers like this. These truck drivers are our neighbors, friends and family members. With the price of diesel skyrocketing why make them drive an extra 37 miles to find adequate parking.

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In closing, I'm offering a solution for the storage of vehicles mentioned earlier and also truck owners and operators. There would be no hourly, daily or weekly parking for truck drivers. It would be for the community to park their trucks, rvs, boats and trailers.

The street right next to my property is a junkyard. Right next to the property is a street called Cochran Industrial. Down the street from my property is called Winston Industrial. The property across the street is zoned industrial.

Mr. Derek Houston of Lithia Springs spoke in favor of this application. I'm his neighbor. When he explained to me about his parking lot that he's proposing, I need that service as well. I have a trailer that I would like to be able to park on a monthly basis. I'm actually parking it at someone else's backyard and paying rent there. I think it's necessary. There's nothing like it there in a five mile area.

No one else spoke in favor.

Ms. Sabian Kelly of Winston stated that I was under the impression that the Commissioners had hired a company to figure out all of our big rigs to get them to slow down in Douglas County. They need to be on I-20 and not on Veterans Memorial and not on our back roads and not on Hwy. 166. They need to stay on I-20. There is a brand new facility for all those trucks on Liberty Road. They don't need to come to Winston to park and cause trouble with their speeding and accidents.

In Atlanta, we have OCGA-40-6-51. There are no big trucks that can go through Atlanta. I'd appreciate it if Douglas County could have the same rule so that they will stay on I-20. They are trying to avoid the transfer station.

My other concern is I understand that they want to put boats and rvs there. In Winston, we all have major property. In our subdivision there are three properties that have rvs parked in the subdivision. They are allowed. For people to have to have a vacant lot to put all of their stuff in is not needed in Winston.

No one else spoke in opposition.

There were no questions from the Planning & Zoning Board.

Commissioner Alcaarez asked Mr. Cronan we previously denied this application, did we not.

Mr. Cronan replied yes, sir.

Commissioner Alcaarez asked if this is right next to a residential home.

Mr. Cronan replied yes.

May 5, 2026

Commissioner Alcaarez asked if we approve this and once approve this for truck parking, it can be all truck parking, 72 spots, correct.

Mr. Cronan replied yes,sir. That would be the case unless it were conditioned to be a certain percentage and that would be a little odd to administer. Enforcement would have to kick in if there was an infraction with those conditions.

Commissioner Mitchell asked Mr. Cronan you mentioned that we denied this a few months ago. What is new coming before us?

Mr. Cronan stated that this is the same site plan presented last time. I believe the applicant has provided this supplement to show the existing uses around the property. Other than that I believe the application is exactly the same.

There were no more questions from the Board of Commissioners.

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

Ms. Polk made a motion to recommend denial of Application Z2026-29. Mr. Curry seconded the motion.

Motion carries 5-0.

Recommendation is to deny Application Z2026-29.

Commissioner Alcaarez made a motion to deny Application Z2026-29. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

Application Z2026-29 is denied.

Chairman Jackson-Jones asked if we had to do S2026-30.

Ms. Duncan stated that because the zoning failed, S2026-30 would be a moot consideration. That is not a use that would be allowed in the heavy commercial zoning district. So, we don't need a follow up motion to S2026-30.

Meeting adjourned.

May 5, 2026

Romona Jackson-Jones, Chairman of the Board of Commissioners

Johannah Womack, Clerk of the Planning & Zoning Board

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

Application Number	Z2026-31/ S2026-32
Applicant Name	Aleene Duff
Property Owner Name	Aleene Duff
Property Address	6441 Union Grove Road, Lithia Springs 30122
Land Lot, District, Section, Parcel	Land Lot 244 District 18 Section 2 Parcel 9
Current Zoning	Residential Low Density (R-LD)
Future Land Use Classification	Suburban Living
Character Area Classification	Rural Reserve
Request	To rezone the property to AG and a special use permit to use the property for dog and cat grooming; boarding; and a future farm stand
Associated Future Land Use Map Amendment	n/a
Size (in acres)	3.1 acres
Commissioner District	1
Subject to an HOA, POA, or similar?	No
Recommendation on Rezoning Request	• The property does not meet the minimum acreage requirements for AG zoning, nor for animal boarding, so those requested changes should be denied • Staff recommends denial of the request for dog and cat grooming • Staff recommends approval of the rezoning to RA, which would allow the use of the property for a farm stand
Meeting Date	June 2, 2026

Relevant Code Sections:

Article	Section	Description
2	210(d)	Table 2.2 outlines permitted uses by zoning district • Pet care services are allowed by special use permit in the AG and RA zoning districts only, with additional restrictions as specified in Section 319
3	313	Farm stands are an allowable accessory use in the RA zoning district
3	319	Specifies minimum acreage required for specific uses related to animals
4	4.03 & 4.04	Specifies minimum acreage required for AG zoning and RA zoning

Prior Zoning Actions:

Year	Case #	Summary of Action
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?	Yes
3.	Will the proposed use not adversely affect the existing use, value or usability of adjacent or nearby property?	Neutral
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?	Neutral
8.	Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	Neutral

Special Use Permit Criteria

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?	No
3.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	No
4.	Is or will the type of street providing access to the use be adequate to serve the proposed Special Use?	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?	No
9.	Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, or location of buildings or other structures on neighboring properties?	Yes

Discussion of Criteria: The rezoning of the property to RA would be required to facilitate the other requests of the applicant. Though the rezoning request is supported by the criteria in the Code, it is not necessary if the special use permits are not granted. The property lacks the correct acreage for a special use permit for boarding. The property does have enough acreage to operate a grooming facility, however impact statements document previous issues that have occurred with the property. Those issues raise concern as to whether approval of the special use permit would have an adverse impact on public health, safety and welfare.

Summary of Proposal: The applicant seeks rezoning approval from R-LD to AG for the purpose of operating a dog and cat boarding and grooming facility. Eventually, the applicant would also like to operate a farm stand on the property.

Existing Conditions: The property is three acres and includes a single family detached house and accessory building. An unpermitted grooming operation has been run out of the accessory building, but is under a cease and desist until such a time as the Board of Commissioners makes a determination on the special use permit request.

Planning Concerns: The applicant has proposed rezoning from R-LD to AG. The AG zoning classification requires a minimum of five acres. The property is only three acres, therefore rezoning to AG is not compliant with the minimum standards of the Code.

The Unified Development Code requires a minimum of 10 acres to operate a boarding kennel. The subject property only has three acres, therefore the boarding kennel is not compliant with the minimum standards of the Code.

Based on impact statements from Animal Control, the applicant has had multiple issues with operating a business without proper state and local licenses; issues with their dogs running loose onto other properties; concerns about dangerous dogs; and an issue with a bite complaint. The Animal Control department does not recommend approval of the request to operate a grooming facility.

Staff has no concerns about rezoning the property from R-LD to RA for the purposes of constructing a farm stand. But if the applicant does not propose to initiate the use in the next 24 months, it may be appropriate to defer rezoning until such a time as use will be established on the property.

Recommendation: Staff recommends approval of the request to rezone the property from R-LD to RA. Staff recommends denial of the special use permit for dog and cat grooming or boarding on the property.

Findings: In regard to the rezoning request, Staff finds

- The rezoning request is compatible with the Comprehensive Plan Character Area of Rural Reserve and Future Land Use classification of Suburban Living.
- The rezoning request will not modify the intent, purpose or spirit of the Unified Development Code.
- The rezoning request will not adversely impact public health, safety or welfare.

In regard to the special use permit request, Staff finds that

- The special use permit would adversely impact public health, safety or welfare.
- The special use permit would modify the intent, purpose or spirit of the Unified Development Code.

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, Rezoning and Variances

ANIMAL CONTROL

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-32 DATE OF MEETING: _____

PROPOSED ZONING: B/AG CURRENT ZONING: R

OWNER'S NAME: Aleene Duff

MAILING ADDRESS: 6441 Union Grove Rd. Lithia Springs, ga 30122

LOCATION OF PROPERTY: 6441 Union Grove Rd. Lithia Springs, ga 30122

LAND LOT: 244 DISTRICT: 18 SECTION: 2 PARCEL: 9

NATURE OF VIOLATION(S):

1. Aggressive Leash Law

LIVESTOCK ☐ DOMESTIC ☒ EXOTICS ☐

2. Running an animal establishment without a license

LIVESTOCK ☐ DOMESTIC ☒ EXOTICS ☐

3. Dog on Dog attack

LIVESTOCK ☐ DOMESTIC ☒ EXOTICS ☐

IF RELEVANT, DOES THE APPLICANT HAVE ACTIVE LICENSURE FOR THE PROPOSED USE:

No, licensure has not been obtained via multiple agencies

PROPERTY HISTORY:

Please see relevant statistics for complete history.

HAS APPLICANT REMAINED IN GOOD STANDING WITH RELEVANT LICENSING AGENCIES?

Douglas County
Douglas County Animal Services
Georgia Department of Agriculture

☐	YES	☒	NO
☐	YES	☒	NO
☐	YES	☒	NO

ADDITIONAL COMMENTS OR RELEVANT STATISTICS:

It is the recommendation of Animal Control that the SUP for 6441 Union Grove Rd., should be denied based upon the history of non-compliance with local and state regulations on animal establishments and licensing, failure to adhere to local animal ordinances and continued public safety risks.

2022 - First complaints filed with Animal Control after 3 dogs owned by Aleene Duff, tried to attack an elderly citizen in his pasture.

6/2025 - Animal Control responded to an aggressive leash law after 3 dogs tried to attack a citizen. Notice and verbal education was given on leash law ordinance and information on how to apply for Department of Agriculture licensure, SUP via planning and zoning/occupational tax. Advised they were running an animal establishment without a license (1st time).

7/2025 - applied for licensure via Department of Agriculture but failed to set up inspection - file closed.

3/2026 - Bite Case/Domestic issue

3/13/26 - Department of Agriculture/Code Enforcement/Animal Control rcvd complaint regarding running an animal establishment without a license, practicing veterinary services without a license and non-compliance with zoning. Again was advised by Department of Agriculture inspector that they must apply for licensure through the state and Douglas County (2nd notice). Advertisement for prescription veterinary medicine was taken down from all sites.

3/21/26 - Dog vs Dog attack - citation given to both parties for: Public Nuisance, Leash Law, Trespassing and Failure to confine a dangerous dog. Active litigation.

4/2026 - Stop order for all business activities given by Code Enforcement

Douglas County Animal Control

Investigation Report

Incident #: 000028	Page 1	Officer: John G
Date: 05/23/2022	Time: 09:01	Supplement Attached () Y () N

Complaint (Caller):

Name: Pryor, Alan	Home Phone:	Cell Phone: [REDACTED]
Address: [REDACTED]	City: Lithia Springs	Zip: 30122
DL #:	Expiration:	DOB:
		Gender:

Complaint Notes: I need to report a concern about 3 vicious dogs owned by the family at 6441 Union Grove Rd in Lithia Springs, GA 30122. They tried to attack me as a pack while I was working in my pasture this weekend.

Their house is two houses south of my property. This is a rural area where most people own 5 to 10 acres of land. I am 69 years old so I cannot outrun dogs.

On Saturday evening, 5/21/2022 I was working in my pasture. The 3 dogs were initially in their yard which was about 400 feet from me. I looked up, and I saw they were running toward me. Then I realized they were targeting me. They ran through my next door neighbor's land, and then they ran into my pasture where I was working. The 3 dogs surrounded me. They were barking, snarling and trying to snap at my legs. I was several hundred feet from my house, and I had no place to retreat to.

They kept this up for about 3 minutes. I was yelling for help while trying to keep them from biting my legs. A member of the neighbor's house saw what was happening and tried to call the dogs off. The dogs did not respond. When the neighbor got within 15 feet of my property line the dogs responded to the neighbor's command, and they went back to their house.

This is the second time I have had such an event with these particular dogs.

I hate to think of what might have happened if the dogs had managed to pull me down or if one of my grand children had been there. I do not think the dogs would have stopped without the intervention of the neighbor.

My goal is to have a public record that these particular animals are aggressive and dangerous. The owner needs to be formally notified. That way if those animals are successful at attacking me or one of my neighbors then they can be deemed as negligent and responsible for all damages. Also, if one of those animals are injured as a result of someone defending themselves from an attack it would free the victim of liability for the animal's injury.

Also, note that our addresses are so similar that they are frequently confused with each other. My address is [REDACTED] and their address is 6441, and many times people get confused and go to the wrong house. The addresses are just very similar. So be sure to get the right house.

Thank you,
Alan Pryor

[REDACTED]
Lithia Springs, GA 30122

Suspects home is adjacent to the church.

Case #56411 in ShelterPro

Incident Type: Aggressive L/L

Call Taken By:	Call Date: 05/23/2022 Call Time: 09:01
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Owner (Suspect):

On 06/27/2025 at roughly 3:35pm, I, Officer Galate, arrived at 6441 Union Grove Rd to follow up on a notice posted regarding a report of a leash law violation and running an animal establishment without a permit or license.

Upon arriving the suspect had a grooming client in the driveway. I knocked at the door to the house and received no answer. I then knocked on the side of the grooming shop behind and to the left of the house. Aleene Duff was in the shop and came outside to speak to me.

I advised her that I had originally responded regarding 3 of her dogs getting loose and that all animals must stay confined to a fence, building, or supervised tether. She explained that she had been out of town when the incident occurred and one of her family members had been coming to tend to the dogs when they got loose. She further explained that when she is home, she lets them out of leash but uses a remote collar and that they always mind it.

I explained that I was understanding of the situation and that she was not in trouble for the leash law at that time, since they were in the care, control, and custody of someone else at the time of the incident. I went on and explained that the ordinance of Douglas County does not consider a remote collar a legal means of confinement and that all animals must stay confined to a fence, building, or SUPERVISED tether even on private property. I emphasized that if an officer witnessed the dogs unconfined or a photo/video of them unconfined was provided, then a citation would be issued. I further noted that the leash law applies to all animals not just the dogs, as she had ducks and chickens on property as well. She indicated she understood.

I then advised that while responding for the reported leash law violation, it was also brought to our attention that she was running an animal establishment for grooming and boarding, which required a license through the Agricultural Department of the state of GA and a permit from the county. She indicated she had not been aware of that until I previously posted the notice on her door, and she had since applied for a license with the Agricultural Department. I asked if I could document the inside of her shop, which she allowed.

Inside the shop were several wire crates, some of which did actively had client dogs (4 dogs) confined to them, a desk, and a grooming table. The dogs did not appear to be in any sort of distress or risk. Along with the 4 dogs indicated to have belonged to clients, there were 2 of her personal dogs (2 small dogs, not bullies) in the shop as well. I documented everything inside the shop, and she provided the names, ages, and genders for her two dogs.

I then asked about the 3 bullies, and she indicated they were inside the house. I asked her to take my phone and photograph those 3 dogs, and she did oblige. After taking photos of the 3 bullies, she provided their names, ages, and genders for all 3. She indicated she had 5 dogs total and they, plus the client dogs in the grooming shop were all the dogs on property. I advised it had been reported that she also had a white dog, similar in size to the bullies, to which she explained she did used to have a dog matching that description but did not anymore. This was in line with information provided by the complainant as they stated there were 3 bullies and a 4th white dog, but that only the 3 bullies were loose at the time of the incident.

After documenting the dogs, I reiterated the leash law and that advised that one of my supervisors would be in contact regarding the animal establishment. I gave her a written notice directing her to keep all animals confined to a fence, building, or SUPERVISED tether and to contact DCAS to speak with a supervisor regarding the animal establishment she was running.

She advised she had tried to call in after I posted the previous notice but got voicemail. She requested us to leave a text, if possible, if she does not answer then phone when we call. I advised I would make a note of her request, we exchanged thanks, and I returned to the shelter.

On 06/23/2025 at roughly 8:10pm, I, Officer Galate, arrived at 6433 Union Grove Rd regarding a complaint of 3 loose dogs which had reportedly try to attack the caller, Ronnie Burton.

I knocked at the door and spoke to Ronnie and his wife. They advised the dogs went after both of them and their son, who was not home at that time. Ronnie explained that the dogs only stopped when he started picking up gravel and throwing it at the dogs.

They advised that the 3 dogs (3 pit bulls) lived at 6441 Union Grove Rd, next door. They went on to explain that the suspects had 4 dogs (the 3 pit bulls plus 1 white shepherd like dog) in total and were running a boarding/grooming establishment without a license. They showed me the suspects website which appeared to confirm their claims.

See website: <https://www.apawpurr.com/>

They asked if a citation would be issued. I advised I would get with my supervisors about them possibly running an animal establishment illegally and a citation might be issued, but I could not issue one for the leash law without seeing the violation myself or having a time stamped photo provided by a complainant. I wrote Ronnie a notice recommending they take a photo of the dogs going forward, anytime they see them loose and a citation could then be issued.

I advised I would try to make contact and address the problem with the suspects after finishing with them and if no contact was made at the time, I would post a notice and follow up.

They indicated they understood, we exchanged thanks, and I proceeded to 6441 Union Grove Rd.

Upon arrival there were no cars in the driveway and no answer at the door. I was able to confirm the dogs were confined as they came up to the window and barked at me.

In the backyard there was a building that appeared to be a grooming workshop, but I did not come across any evidence of boarding, aside from it being listed on their website.

I posted a notice on the front door directing "Duff/Current Resident" to "Contact Animal Control ASAP!" and then left the scene at that time.

On the date of 3-13-26, at approximately 10 am, I, Officer Loner, along with Officer Foy, Terri Thurman with Department of Ag., Officer Manning, Officer James and another Officer from Code Enforcement, arrived at 6441 Union Grove Rd regarding an animal establishment that was being ran without a license.

Upon arrival, Officers met with Joe Worth and Aleene Duff who advised that there were not aware they needed to go through code enforcement and planning and zoning to get a license. That Aleene has been doing the boarding and grooming for about 8 years now, though she hasn't done much boarding anymore. There was a client parked in the driveway and when Officers advised Joe that we will be doing a cease-and-desist order, that the person cannot leave her animal and must take it with her and she did.

Both were very upset at the fact that we were there as it was Aleene's livelihood and her stepfather was doing all this just to get her dogs taken and put down because they hate pitbulls. Officers advised that we are not there to take her dogs and that were got a complaint for her running an animal establishment without a license. Officers spoke with the owners for a while explaining how she needed to be zoned and get in compliance and run everything with planning and zoning. Code enforcement spoke with her for a bit and Terri mentioned getting a license for mobile grooming. Terri inquired about the post of advertising apoqu without a veterinary license and Aleene stats that she does not, that her cousin was in charge of running the website and she hasn't updated in a while

After a bit, Aleene and her husband allowed officers to see inside the shed/building where Aleene was conducting her grooming. Inside, there were several dogs that were clients and Officer James states that she continues the couple of grooming dogs that she currently has but can not bring any other clients onto the property. That there is no problem with her going to their client's homes to do the grooming but until she gets in complaince, which she is already not looking good on as she does nt meet the land minimum requirements.

All animas are alive, alert and active at this time, the ones that did not currently have a dryer/fan on them did have acess to water. There was a groomer friend helping with her personal 3 dogs. Code Enforcement and ag spoke more before Officers left after serving the cease and desist.



Outlook

FW: Companion Animal/Equine Complaint Submission Form

From Vanessa Francikowski <vfrancikowski@douglascountyga.gov>

Date Wed 3/11/2026 10:28 AM

To Animal Control <AnimalControl@co.douglas.ga.us>

Please add this to the case for 641 Union Grove Rd.

Vanessa Francikowski, CSM, FFCP

Director

Douglas County Animal Services

P: 770-942-5961

C: 678-665-2031

E: vfrancikowski@douglascountyga.gov

2171 Mack Rd.

Douglasville, GA 30135

DouglasCountyGA.gov

-----Original Message-----

From: Georgia Department of Agriculture <no-reply@wufoo.com>

Sent: Wednesday, March 11, 2026 10:27 AM

To: Vanessa Francikowski <vfrancikowski@douglascountyga.gov>

Subject: Companion Animal/Equine Complaint Submission Form

Thank you for contacting the Georgia Department of Agriculture. We have received your complaint and will be investigating.

Companion Animal/Equine Complaint Submission Form

Date Wednesday, March 11, 2026

Name * Vanessa Francikowski

Address * <<https://static.wufoo.com/images/icons/map.png>>

2171 Mack Rd. Douglasville, ga 30135

Douglasville, Georgia 30135

United States

Email * vfrancikowski@douglascountyga.gov <<mailto:vfrancikowski@douglascountyga.gov>>

Phone Number * (770) 942-5961

Company or individual name * Aleene Duff/ A PAWSitively PURRfect Place, LLC

Address * <<https://static.wufoo.com/images/icons/map.png>>

6441 Union Grove Rd

Lithia Springs, GA 30135

United States

Has Animal Control been contacted? *

* YES

Has Local Law enforcement been contacted? * * NO

Nature of Complaint: (Brief summary) *

Animal control received a complaint of a dog attack to a child (4-5 dogs vs minor child). During the course of the investigation, it was found that the owner Aleen Duff is also running a pet establishment/boarding/grooming/bakery without a license through GDA and Douglas County. Property is not zoned for that land use. It was also found that she is advertising the services for animal medications that can only be dispensed through a licensed veterinarian (Apoquel/Simparica). This has been openly advertised online.

Attach a File a_pawsitively_purrfect_place_llc_2.jpg 325.96 KB · jpg

<<https://gdaforms.wufoo.com/cabinet/d39f5dae-01cd-40b4-b2fc-e65be6e36d9a>>

<[https://click.outbound.surveymonkey.com/q/8W2p-](https://click.outbound.surveymonkey.com/q/8W2p-Bkr1gXrQAV6PyGIKQ~~/AAAAARA~/TlvenSSUFDDkUYTrZZyqsQMxrV2cWR-i1EDHteRnfCwrrDY09FlchHn4LsL5yB-tuhy5JuldZ4bQfDk7v-iVTizmh7tEwMqsZBhG4TXSCVA~>)

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***Caution: This is an external email and may have suspicious subject or content. Please be cautious when clicking links or opening attachments. When in doubt, please contact the IS Department.

From: [Christopher Small](#)
To: [Johannah Womack](#)
Subject: Re: June Zoning Impacts
Date: Monday, May 4, 2026 5:17:30 PM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Womack,

All applications have been reviewed, and based on the proposed requests, there is no projected impact on the school system's enrollment.

Chris Small, Ed.D.
Assistant Superintendent of Operations
Douglas County School System
770-651-2062

On Thu, Apr 30, 2026 at 8:44 AM Johannah Womack <jwomack@douglascountyga.gov> wrote:

Good morning,

Below are the links to the June 2 zoning impacts. Please return by May 14th.

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgBIETKQxHQSp3HHKc9QzFcAQFCyzyx6ohE4e77rfOy6L0w?e=0QbPs2

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Johannah Womack

Clerk of The Planning & Zoning Board

P: 770/920-7260

E: jwomack@douglascountyga.gov

4655 Timber Ridge Drive

Douglasville, GA 30135

This is a staff email account managed by the Douglas County School System. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.



*****Caution:** This is an external email and may have suspicious subject or content. Please be cautious when clicking links or opening attachments. When in doubt, please contact the IS Department.

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S 2026-32
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.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: Z2026-31 & S2026-32

DATE OF MEETING: June 2, 2026

This site is located at #6441 Union Grove Rd. Union Grove Rd is classified as a Collector Street on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 35 MPH. The Right-Of-Way width along Union Grove Rd is 40 feet per the County's 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 current traffic data along this roadway

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: Z2026-31/S2026-32

DATE OF MEETING: _____

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Union Grove 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 the rear of 10687 Veteran Memorial Hwy; over 4,700 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.

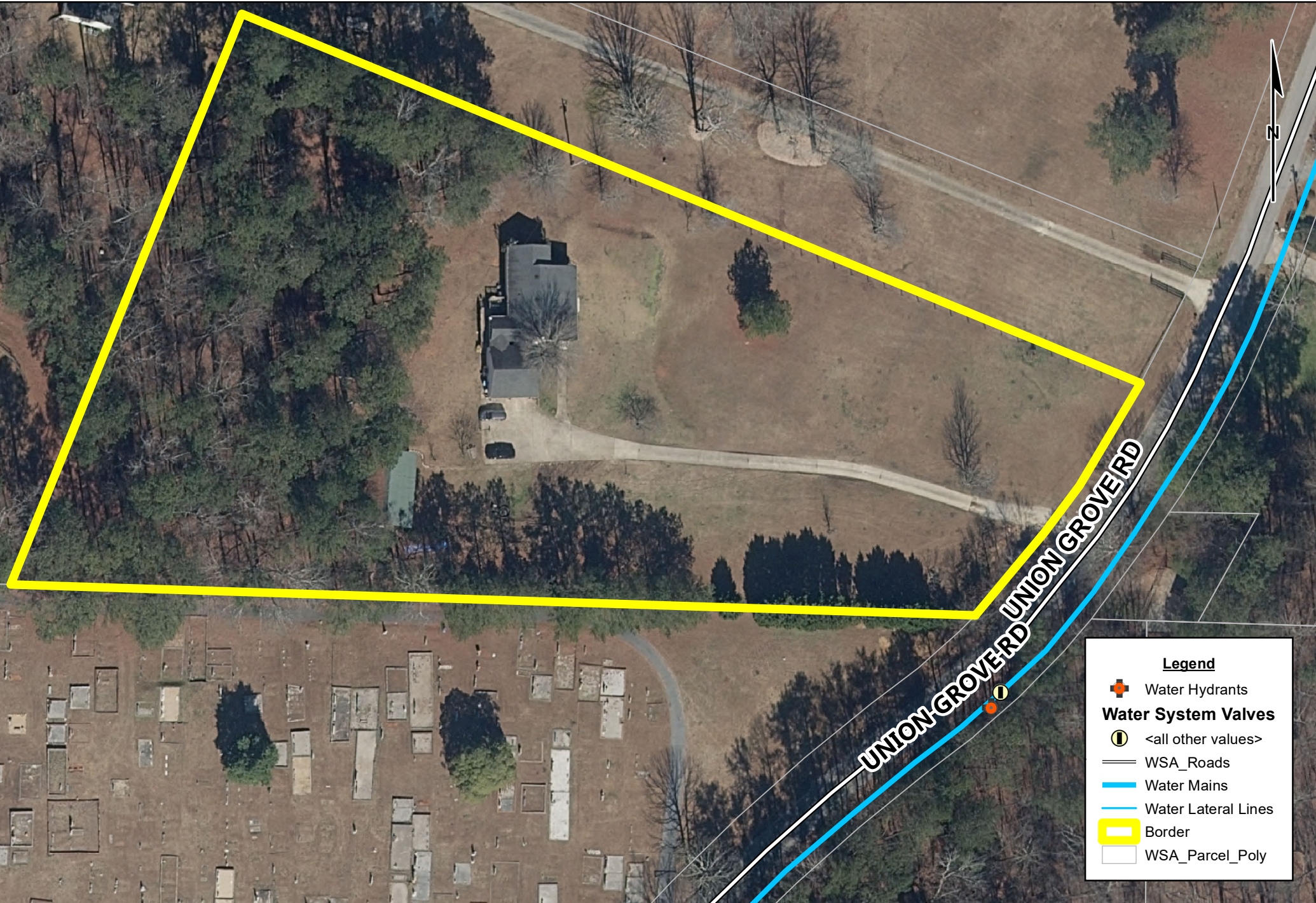
10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

11. Stormwater Concerns:

No, licensure has not been obtained via multiple agencies

12. Additional Remarks:

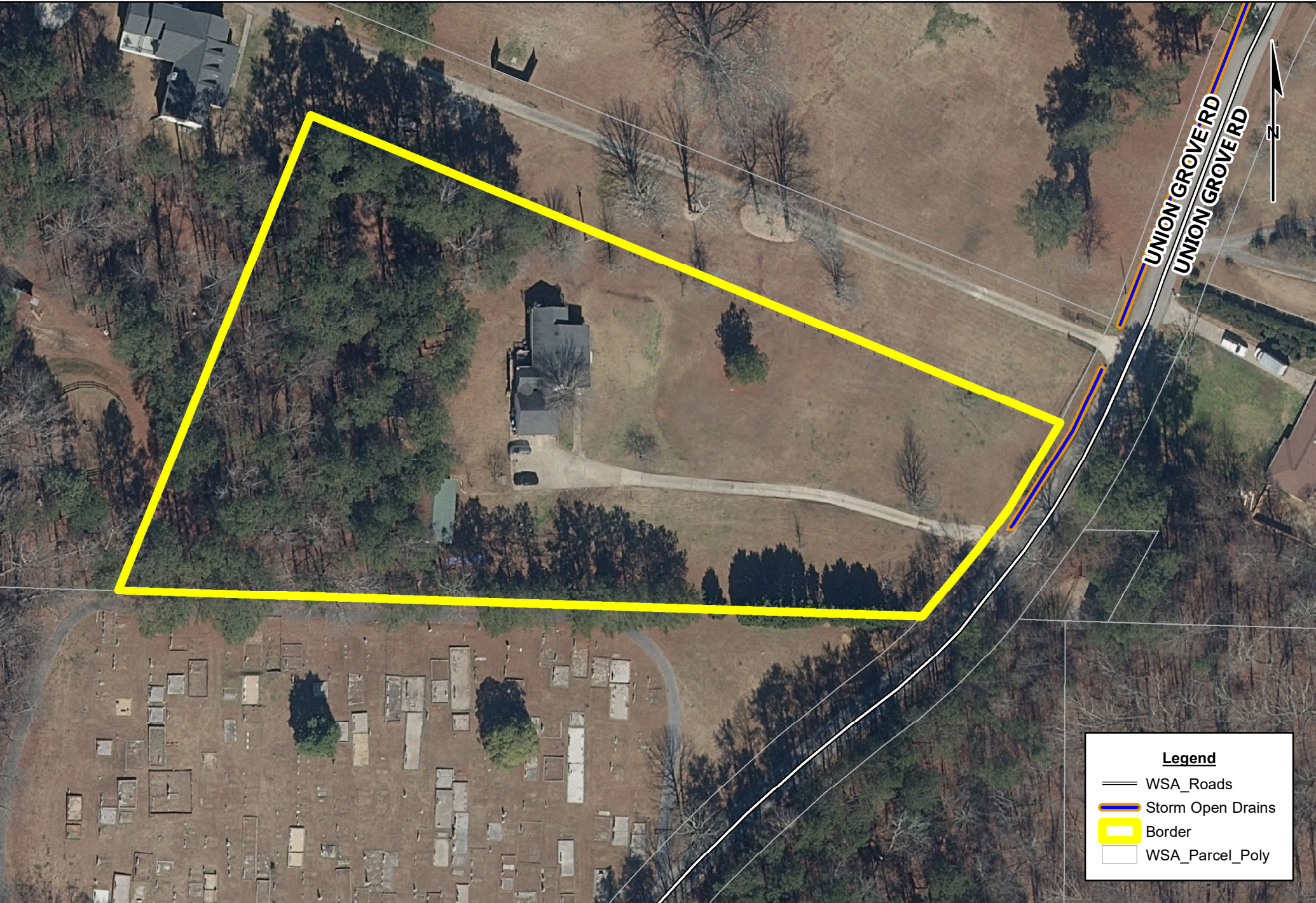
Please see relevant statistics for complete history.



Applicant: Aleene Duff
Location: 6441 Union Grove Rd Lithia Spring, GA 30122
Land Lot: Lot: 244 Dist: 18 Sect: 2 Parcel: 9
Lot Size: Acres: 3.13
Case #: Z2026-31

DDCWSA Impact Study Map





Applicant: Aleene Duff
Location: 6441 Union Grove Rd Lithia Spring, GA 30122
Land Lot: Lot: 244 Dist: 18 Sect: 2 Parcel: 9
Lot Size: Acres: 3.13
Case #: Z2026-31

DDCWSA Impact Study Map

Search

Maps

Tools

More...

Douglas
County Maps

Quick Search

Identify

Street View

Community Info

Map Themes

Print

Hide

Locate Me

Zoom In

Zoom Out

Full Extent

Prev Extent

Next Extent

#6441

#6433

#6441

#6463

#6498

Union Grove Rd

#6517

#6517

#4361

#4303

#4273

Ben Hill Rd

#11010

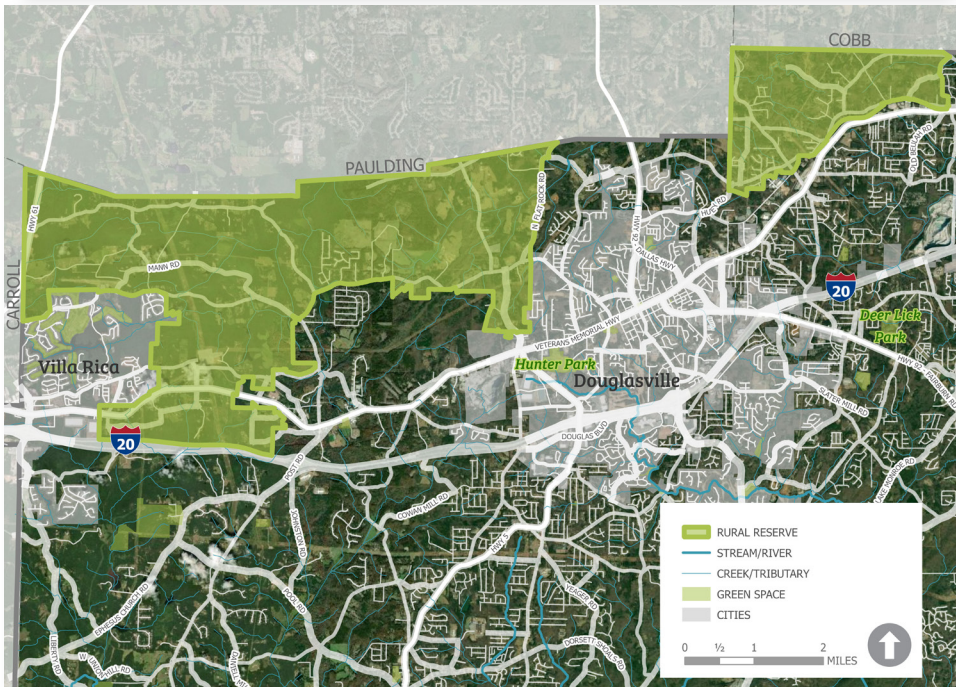
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Rural Reserve



Rural Reserve

Description

The Rural Reserve are areas where rural character will be the primary development pattern for the foreseeable future. Explored further in the Winston Small Area Plan, these areas reflect where rural character generally should be preserved.

They are in proximity to areas of higher intensity development, but they are limited by expansion of infrastructure and environmental challenges. They are characterized by concentrations of estate residential and hobby agriculture development interspersed with more traditional residential development.

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 largely undeveloped, primarily woodlands and agricultural areas
- Scattered single-family, large lots
- Mud Creek and Gothards Creek systems are dominant natural features

Other Considerations:

- Main purpose of this character area is to protect against suburban residential sprawl.

Vision: A rural, residential community characterized by natural areas, rolling farmland, and county crossroads

Parks, Open Space + Trails Guidance

Given its rural context, appropriate park typologies for the Rural Reserve include larger, community parks and conservation areas. Trail connectivity is a priority in this character area, particularly to Aeromodellers' Park.

Housing Guidance

- Rural Residential
- Suburban Low Density
- Accessory Dwelling Unit
- Cottage Court (limited)

Compatible Zoning Districts for Future Rezoning

- AG
- RA
- R-LD

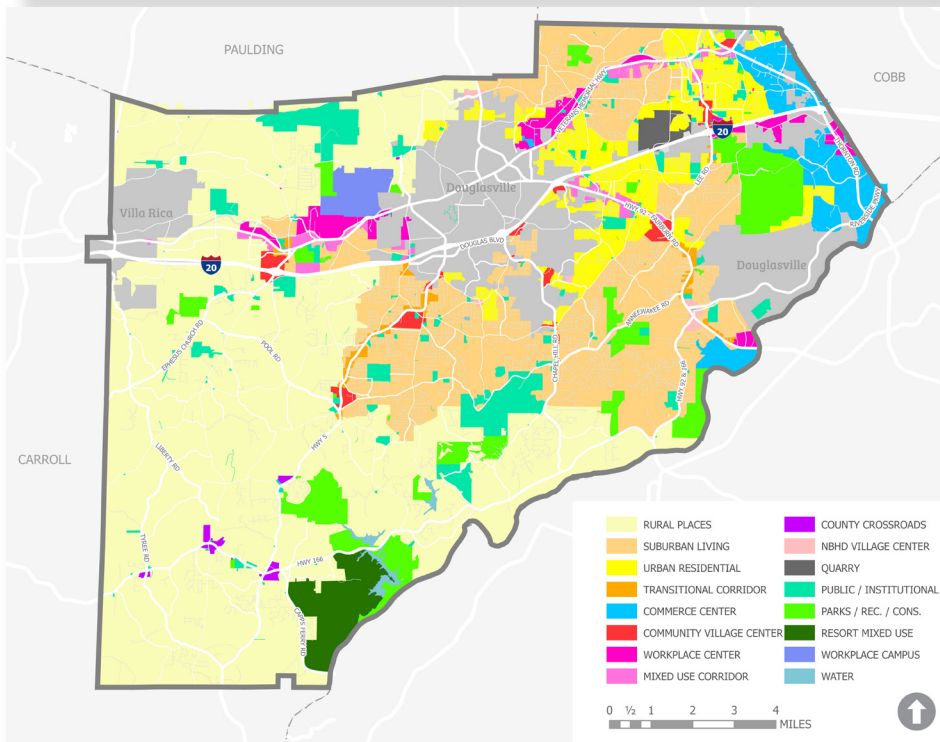
Future Land Use Changes Can Be:

- Rural Places*
- Suburban Living
- County Crossroads
- Public/Institutional
- Parks/Recreation Conservation
- Transportation/Communication/ Utilities

* Predominant Land Use(s)

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

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.

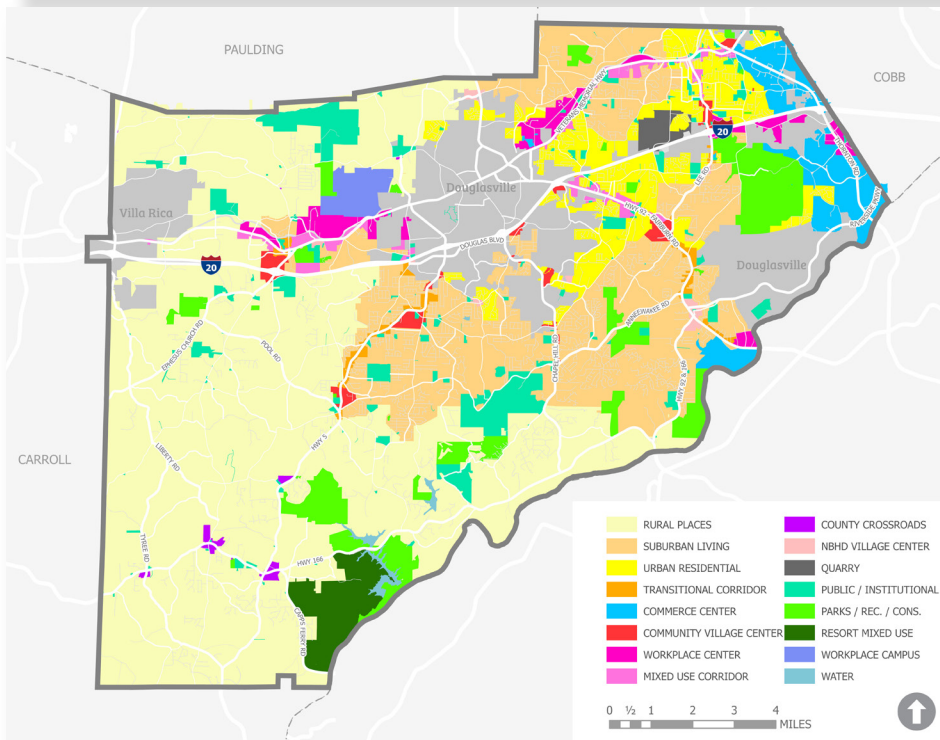
Master Planned Developments:

- 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

To: The Douglas County Planning & Zoning Board and
The Douglas County Board of Commissioners

Re: 6441 Union Grove Road, Lithia Springs

We live next door to the property in question and approach the Boards with great concern and opposition to the application made by Aleene Duff. This new application for a Special Use Permit is obviously a situation of “don’t ask for permission up front, but ask for forgiveness after the fact”. This is not a new business. She also operated the same home-based business in Cobb County and we can only assume that there were no permits or licenses there as well. In our research of correspondence received through an open records request, we discovered the very reason the hearing on this matter was rescheduled from May to June. Said correspondence also shows that the petitioner stated to Allison Duncan of Planning and Zoning that she was “unaware that she needed zoning or business license”. See Exhibit “A”. **Ignorance of the law is not an excuse**. However, we would like to point out that she had the wherewithal to open a LLC in 2016. See Exhibit “B” and still operates under the name of “A PAWSitively PURRfect Place. She most likely reaps the tax and personal liability benefits of having the LLC in place. Since it’s inception, the LLC has been given Notice of Administrative Dissolution 3 times by the Secretary of State, due to her failure to renew the registration. The LLC is currently non-compliant as well, as of the date of this letter. These are all examples of the blatant lack of care and responsibility on Ms. Duff’s part.

Since they moved in next door in June of 2019, we have personally witnessed them operating this grooming and boarding business, which includes, but not limited to, a constant flow of traffic up and down their driveway. We had to install a gate at the road because her “clients” were showing up at our house at all hours of the day and night. We addressed this problem with the homeowner, and she would never hang a sign for her business. We can only assume that it was because she knew that she was operating a business illegally out of her home and didn’t want to draw attention to it. We have attached documentation as Exhibit “C” showing where she has been advertising this business online and describing it as grooming and boarding as well. She has just recently advertised that she is baking dog treats also, which probably has it’s own set of codes to adhere to.

She has mentioned to us personally that with the change of zoning, she plans to erect signs for the grooming business as well as open a “farm stand”. This is also listed on her application for Special Use Permit. See Exhibit “D” They mentioned to us verbally that they merely seek the tax exemptions associated with operating a “farm and/or agriculture business” and based on our concerns expressed herein, we lack the confidence that this “business” will be maintained in a suitable manner either. We fear the change of zoning to R-A and subsequent Special Use Permit grant will only make the property owner (who has continuously shown that she does not care to comply with county or state ordinances) think she can have carte blanche on an already unkempt property. Therefore, with these and many more concerns in mind, we ask that the Special Use Permit not be granted at this time, nor the zoning variance. We specifically request that the zoning not be changed to R-A unless the Special Use Permit for pet grooming is actually granted.

While living next door we have endured smells, constant barking noises, loud yelling with foul language, trespassing, domestic and farm animals getting loose onto our property, to include, her cats frequently coming up on our porch and messing with furniture and pillows and attempting to attack birds in our feeders. In order to keep some peace among neighbors, we maintained a weary tolerance, until recently. That neighborly courtesy has not been reciprocated. It got to the point that we eventually felt it necessary to build a sound and sight barrier wall in the front corner of our property. Not only have we dealt with all of the aforementioned, but feel the constant stress of having an unsightly, scarcely maintained property right next door as well. To add perspective, our property is a flag lot, therefore, her property is not just visible beside us, but in front of us as well. See Exhibit “E” The adjacent property is a church cemetery. The building she currently uses for the grooming is in plain view and has also been used to house ducks, a pig and board animals. Based on the exterior condition of this building and the home, we have concerns about the interior of this building and how suitable it is to run such a business. Over the years, they have built make-shift “fences”, “chicken coops” and “gardens” comprised of discarded pallets, debris and other mix-matched materials that they can find at the time, subsequently left unattended for years. Her house and outbuilding stay in a perpetually unfinished state and/or disrepair and are unsightly to look at. There are areas that could be potentially hazardous in nature. Piles of trash, debris and materials are constantly in the yard at given times. Grass goes uncut for weeks at a time. We have witnessed dogs being held overnight in makeshift, uncovered holding areas, subject to predators. Please find attached a few recent photographs as Exhibit “F”, however, they in no way paint the whole picture. We would have to trespass to get more photos. While we acknowledge

and understand that the purpose of the Board's review is not to evaluate the aesthetic pleasingness of someone's property, please know that it does add an extra element of nuisance and embarrassment. Therefore, we implore the Board(s) to take these described conditions under thoughtful consideration when deciding to allow this business to continue to be run in a residential area.

We would like to make the Board(s) aware that we finally filed a complaint on December 9, 2024 with the Code Enforcement of Douglas County, wherein we reported that there was trash and debris, but also, the business involving animals being run on this property. A copy of said report and subsequent Notice of Violations is attached as Exhibit "G". We would like to point out that the letter issued to them on January 15, 2025 by officer Marquitas Liverman of Code Enforcement states that "the county ordinances are applicable for the entire property". To our dismay, however, there was no mention of the animal business. Furthermore, we assume there was no follow-up in regards to said business. We also walked across the hall on the same day and reported same information to the Business License Department. We assume that there was no follow-up in regards to said business.

On 6/23/25, we filed a report with Douglas County Animal Control, speaking with an Officer Galante, after three of her personal pit bulldogs approached us in a very vicious manner while walking the path of the cemetery adjacent to her property. The incident caused William R. Burton to injure his shoulder while throwing rocks at the dogs out of desperation. This was not the first time we had been approached in such manner by her dogs. Last time it happened to Mrs. Burton, in her own yard, while walking to the mailbox. Until they built a fence, only a few months ago, we had gotten to the point where we didn't feel safe walking to our own mailbox. In addition, an elderly friend of ours was approached in the same manner by her dogs while visiting her husband's new grave in the same cemetery. It traumatized her and she will no longer visit the grave alone. When personally speaking with Ms. Duff after both of our personal incidents, she maintained her delusional stance that her dogs are not capable of vicious behavior.

In addition, I have attached a statement from a previous patron of her grooming business as Exhibit "H". She wishes to remain anonymous for privacy reasons, but is willing to speak with the proper authorities outside of the record if necessary. In said statement, she describes how her dog was lost for six hours while in Ms. Duff's custody and was also offered medication for the dog by Ms. Duff.

All of this suffice to say, that if she can't control her own personal animals, why allow her to maintain a business working with animals? Shouldn't the homeowner demonstrate at least a modicum of responsibility to be considered for such a permit?

We mentioned the animal business to the officer at the time of our complaint in June, 2025. In preparation for this letter, we made an open records request regarding the Animal Control reports we made in June, 2025. The documents were not provided, stating "it may be part of an ongoing investigation". To our knowledge, there was no follow-up course of action taken regarding the animal business. She continued to run such business until the cease and desist was issued April, 2026. Apparently it wasn't until additional complaints were made in the Spring of 2026 that prompted an investigation into the business.

Understandably, based on our personal experiences just described herein, our fear is that this application will be granted to simply facilitate this illegal business (after the fact) and then (seemingly) no actual follow-up inspections of the property will ever be made again. **This is the pivotal point of our concern.**

The Douglas County Unified Development Code, Section Animals 319(d) 1b states that "concerns for noise or other nuisances from a dog grooming, et al, facility may result in additional requirements imposed on the site by the Director of Developmental Services to mitigate impacts". We respectfully request that such an inspection be made in this case.

In closing, we have lived in our home for 32 years and raised our children in Douglas County. We are animal lovers and have housed many on our property over the years, yet have done so by following the codes and ordinances set in place by the county. Please know this pains us to write such things that might affect someone's livelihood, however, it is our hope that the Board(s) would require the homeowner to exhibit some level of responsibility and decorum as a requirement for approving such a variance and permit. Your careful consideration of our oppositions and overall concern provided herein is appreciated. We pray that these decisions are made with attention to detail, proper knowledge and research of the issues brought by us as well as care and concern for all of the citizens and animals affected.

William Ronald Burton and Laura M. Burton
6433 Union Grove Road, Lithia Springs, GA 30122

6441 Union Grove Road

From Allison Duncan <aduncan@douglascountyga.gov>

Date Fri 3/13/2026 4:56 PM

To Vanessa Francikowski <vfrancikowski@douglascountyga.gov>; James McDonald <jmcdonald@douglascountyga.gov>; Kaylin Manning <kmanning@douglascountyga.gov>

Cc James Worthington <jworthington@douglascountyga.gov>; Travis McDonald <tmcdonald@douglascountyga.gov>

Folks – I have just spoken with Ms. Aileen from 6441 Union Grove Road. She has obtained all of the paperwork from me for a rezoning and special use permit. She indicated it was her intention to submit everything by March 24 in order to get on the May 5 agenda.

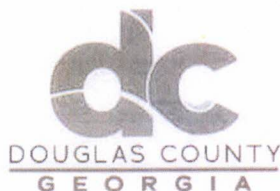
I have no path forward for the dog/ cat boarding. But she indicated she hadn't done that for a very long time. She can apply for rezoning and SUP for the grooming business.

Vanessa – after talking with Kailyn and James M. they seemed to think all was in good order at the property; the owner was genuinely unaware she needed zoning or business license; and seemed like the bite incident may have been accidental, rather than an issue with a unduly aggressive animal. Please indicate if that is your understanding from your officers, or please add any clarification that may be needed.

I also understand the grooming is an important source of income for the family. In instances such as these, I generally don't require the applicant to cancel any existing appointments/ reservations, but just indicate that they shouldn't make any more commitments until such a time as the BOC has taken action. I have told her that she can keep all of her appointments for the next few days, and advised that she needs to check in with me on Monday. On Monday – based on feedback from anyone on this email – I will advise as to whether we keep the cease and desist in place for the grooming; or we remove the cease and desist for the grooming and convert to citations. And then allow her keep any existing appointments, pending the outcome of the BOC decision.

Please give a call if we need to discuss further. I will let you know if she does not meet the March 24 deadline.

Thanks very much!



Allison Duncan

Planning and Zoning Manager

Development Services

E:

aduncan@douglascountyga.gov

4655 Timber Ridge Drive
Douglasville, GA 30135

DouglasCountyGA.gov
Take our [survey](#)

From: Allison Duncan <aduncan@douglascountyga.gov>
Sent: Tuesday, April 7, 2026 3:57 PM
To: Vanessa Francikowski <vfrancikowski@douglascountyga.gov>; James McDonald <jmcdonald@douglascountyga.gov>; Kaylin Manning <kmanning@douglascountyga.gov>
Cc: James Worthington <jworthington@douglascountyga.gov>; Travis McDonald <tmcdonald@douglascountyga.gov>; Deron Redden <dredden@douglascountyga.gov>
Subject: RE: 6441 Union Grove Road

Greetings all – please be advised that Aileen Duff failed to pick up and post her signs for her zoning hearing on May 5. As a result, she has been moved to the June 2 agenda. She was told repeatedly through both voicemails and emails that her signs needed to be picked up and posted. I have also spoken with Vanessa at Animal Control, and there have been additional issues with this property since the dog bite.

Given the failure to post her signs in the designated time frame, and the repeated incidents, I recommend immediate cease and desist for any activity related to dog grooming on the property until such a time as the Board of Commissioners have acted on the request. (Dog boarding should already be cease and desist as a use not allowed.) I will defer to James W. and Travis as to how they would like for Code Enforcement to proceed.

I will defer to Animal Control and Code Enforcement to take any other steps they deem appropriate for issues that are beyond the subject of the Special Use Permit. If there are any questions, or if we need to discuss further, please just let me know.

Thank you!



Allison Duncan
Planning and Zoning Manager
Development Services



E:
aduncan@douglascountyga.gov

4655 Timber Ridge Drive
Douglasville, GA 30135

DouglasCountyGA.gov
Take our [survey](#).

From: Allison Duncan
Sent: Friday, March 13, 2026 4:56 PM
To: Vanessa Francikowski <vfrancikowski@DOUGLASCOUNTYGA.GOV>; James McDonald <jmcdonald@douglascountyga.gov>; Kaylin Manning <kmanning@douglascountyga.gov>
Cc: James Worthington <jworthington@douglascountyga.gov>; Travis McDonald <tmcdonald@DOUGLASCOUNTYGA.GOV>
Subject: 6441 Union Grove Road

Folks – I have just spoken with Ms. Aileen from 6441 Union Grove Road. She has obtained all of the paperwork from me for a rezoning and special use permit. She indicated it was her intention to submit everything by March 24 in order to get on the May 5 agenda.

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, Brian P. Kemp, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

A PAWSitively PURRfect Place LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **12/19/2016** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 12/30/2016



A handwritten signature in black ink, appearing to read 'B. P. Kemp'.

Brian P. Kemp
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 12/19/2016 7:10:11 PM

BUSINESS INFORMATION

CONTROL NUMBER	16118775
BUSINESS NAME	A PAWSitively PURRfect Place LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	12/19/2016

PRINCIPAL OFFICE ADDRESS

ADDRESS	3587 Carson Lane, Smyrna, GA, 30080, USA
----------------	--

REGISTERED AGENT'S NAME AND ADDRESS

NAME	ADDRESS
Aleene Duff	3587 Carson Lane, Cobb, Smyrna, GA, 30080, USA

ORGANIZER(S)

NAME	TITLE	ADDRESS
Aleene Duff	ORGANIZER	3587 Carson Lane, Smyrna, GA, 30080, USA

OPTIONAL PROVISIONS

Member Manager is authorized to open a bank account on behalf of the LLC.

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Aleene Duff
AUTHORIZER TITLE	Organizer

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 05/01/2020 15:30:15

BUSINESS INFORMATION

BUSINESS NAME : A PAWSitively PURRfect Place LLC

CONTROL NUMBER : 16118775

BUSINESS TYPE : Domestic Limited Liability Company

ANNUAL REGISTRATION PERIOD : 2020

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 3587 Carson Lane, Smyrna, GA, 30080, USA

REGISTERED AGENT NAME : Aleene Duff

REGISTERED OFFICE ADDRESS : 3587 Carson Lane, Smyrna, GA, 30080, USA

REGISTERED OFFICE COUNTY : Cobb

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 6441 Union Grove Rd, Lithia Springs, GA, 30122, USA

REGISTERED AGENT NAME : Aleene Duff

REGISTERED OFFICE ADDRESS : 6441 Union Grove Rd, Lithia Springs, GA, 30122, USA

REGISTERED OFFICE COUNTY : Douglas

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Aleene Duff

AUTHORIZER TITLE : Organizer



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **A PAWSitively
PURRfect Place LLC**

Control Number: **16118775**

FILING HISTORY

Filing Number	Filing Date Time	Effective Date	Filing Type
13757140	12/19/2016 7:10:11 PM	12/19/2016	Business Formation (/businesssearch/DownloadFile? filingNo=13757140)
14204706	3/14/2017 3:13:33 PM	3/14/2017	Annual Registration (2017) (/businesssearch/DownloadFile? filingNo=14204706)
15704099	3/31/2018 8:47:49 PM	3/31/2018	Annual Registration (2018) (/businesssearch/DownloadFile? filingNo=15704099)
17224320	6/17/2019 12:00:00 AM	6/17/2019	Notice of Admin. Dissolution/Revocation (/businesssearch/DownloadFile? filingNo=17224320)
17409540	6/22/2019 1:24:51 PM	6/22/2019	Annual Registration (2019) (/businesssearch/DownloadFile? filingNo=17409540)
19096309	5/1/2020 3:30:14 PM	5/1/2020	Annual Registration (2020) (/businesssearch/DownloadFile? filingNo=19096309)
21461112	7/19/2021 12:00:00 AM	7/19/2021	Notice of Admin. Dissolution/Revocation (/businesssearch/DownloadFile? filingNo=21461112)
21947757	9/30/2021 12:00:00 AM	9/30/2021	Administrative Dissolution (/businesssearch/DownloadFile? filingNo=21947757)
25541121	6/8/2023 12:15:42 PM	6/8/2023	Reinstatement (/businesssearch/DownloadFile? filingNo=25541121)
27367142	6/14/2024 12:00:00 AM	6/14/2024	Notice of Admin. Dissolution/Revocation (/businesssearch/DownloadFile? filingNo=27367142)
27733237	7/2/2024 11:04:15 AM	7/2/2024	Annual Registration (2024) (/businesssearch/DownloadFile? filingNo=27733237)
28822898	3/1/2025 9:22:21 AM	3/1/2025	Annual Registration (2025) (/businesssearch/DownloadFile? filingNo=28822898)

Page 1 of 1, records 1 to 12 of 12



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	A PAWSitively PURRfect Place LLC	Control Number:	16118775
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Noncompliance
NAICS Code:	Other Services (except Public Administration)	NAICS Sub Code:	Pet Care (except Veterinary) Services
Principal Office Address:	6441 Union Grove Rd, Lithia Springs, GA, 30122, USA	Date of Formation / Registration Date:	12/19/2016
State of Formation:	Georgia	Last Annual Registration Year:	2025

REGISTERED AGENT INFORMATION

Registered Agent Name: **Erin L Dixon**
Physical Address: **4038 Lions Gate, Douglasville, GA, 30135, USA**
County: **Douglas**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)



A PAWSitively PURRfect Place, LLC

[Pet Sitting Services](#), [Pet Groomers](#), [Pet Boarding Services](#)

Open 09:00 A.M - 06:30 P.M. [See Hours](#)

📍 6441 Union Grove Rd, Lithia Springs, GA 30122, United States

☎ +147-089-08067

[Suggest an edit](#)



🖼 6

[Overview](#) [Photos](#) [Reviews](#)

About A PAWSitively PURRfect Place, LLC

A PAWSitively PURRfect Place, LLC stands out as a premier destination for pet grooming and care, dedicated to creating a stress-free environment for beloved animals. With a strong emphasis on personalized service, this establishment excels in understanding the unique needs of each pet, ensuring that every visit is not only comfortable but also enjoyable. Customers consistently praise the attentive and compassionate staff, particularly Aleene, who takes the time to build trust with pets, allowing them to feel secure and relaxed. The grooming services offered are comprehensive, including de-shedding treatments and full spa days, resulting in pets returning home looking beautiful and refreshed. The attention to detail is evident, as pets are treated with love and care, making each grooming session a delightful experience. Competitive pricing adds to the appeal, providing excellent value without compromising on quality. Additionally, the facility's boarding services receive high marks for maintaining communication with pet owners, offering reassurance through regular updates and photos. This level of commitment to customer satisfaction and animal welfare has earned A PAWSitively PURRfect Place, LLC a loyal following among pet owners who seek the best for their furry companions. The welcoming atmosphere, experienced staff, and dedication to exceptional service truly set this brand apart in the pet care industry.

[See less](#)

Amenities and More

Accessibility

Wheelchair-accessible car park

From the business

Identifies as women-owned

[See less](#)

Q&A

No questions for this property yet.

[Ask a question](#)

Reviews

Customer feedback indicates that A PAWSitively PURRfect Place, LLC consistently earns praise for its compassionate staff, meticulous grooming standards, and affordable pricing. Many pet owners highlight the genuine care shown toward animals, often mentioning how the team takes extra time to comfort nervous pets. The quality of grooming is frequently commended; customers report their animals leaving looking beautiful

and feeling relaxed afterward. Additionally, several reviews emphasize the reasonable rates compared to nearby alternatives.

Notable observations include the business's flexibility with appointment scheduling and clear communication throughout each process. Some clients mention minor delays or difficulties on busy days but acknowledge that staff members remain courteous and committed to quality care despite these challenges.

Overall, this establishment attracts pet parents seeking a trustworthy environment where animals are treated like family while receiving top-notch service at competitive prices. Reviews position it as a dependable choice for both grooming and boarding needs in the area.

No Reviews yet.

5 stars

4 stars

3 stars

2 stars

1 stars

More reviews, bigger hope

- Your experience matters — and it can change lives.
- Every review you share helps others choose better and contributes to a kinder world.
- With [Wheree – Footprint of Hope](#), each meaningful review turns into real support for children in need.

[Start Your Review – Make an Impact](#)

! We encourage honest, helpful reviews based on actual experiences. Reviews are verified to ensure authenticity and comply with our [Community Guidelines](#)

Hours Open now

Monday	09:00 A.M - 06:30 P.M
Tuesday	09:00 A.M - 06:30 P.M
Wednesday	09:00 A.M - 06:30 P.M
Thursday	09:00 A.M - 06:30 P.M
Friday	09:00 A.M - 06:30 P.M
Saturday	09:00 A.M - 06:30 P.M

Location details



📍 6441 Union Grove Rd, Lithia Springs, GA 30122, United States



Posts

A PAWSitively PURRfect Place, LLC

April 5 · ■ Bark Avenue · Giulio Cercato · 🌐

Happy Easter to all our pawsome friends and family

A PAWSitively PURRfect Place, LLC

■ Enjoy Every Moment · Noa Belle · 🌐

We have kicked off our Barkery! Fresh ingredients all natural dog cookies, cakes, pup-pies available to order. Pick up when you're furbaby comes for a spa day or just pick up for your furbaby even if they aren't getting a spa day 🍪 #dogs #furbaby #yummy #cookies #treats **See less**

10:05

50%



A Pawsitively Purfect Place

Grooming & Board

Welcome



Search this screen

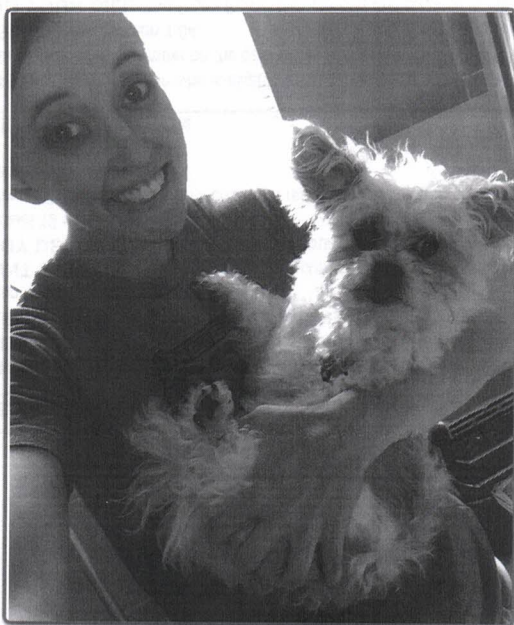


A PAWSitively PURRfect Place

Grooming & Board

HOME DOGS CATS BOARDING BARKERY & BOW-TIQUE ABOUT STANDARDS CONTACT

ABOUT US



Hello, welcome to my page. My name is Aleene Duff and I have been the owner of A PAWSitively PURRfect Place for 9 years. I spent 4 years grooming for a corporate salon before I started my solo adventure. I have a beautiful family with my fiancé Joe, our 3 kiddos, and all of our 2 and 4 legged feathered and furred babies. I do everything from a shop on my property so more than likely you will get to see some of the family pets and meet the kids and Joe. Joe has helped me run my company (since we met almost 5 years ago) from things like checking in pups, holding/comforting pups having a hard time with a part of the service to helping me walk the board dogs in my care. My kids all do their fair share to pitch in too, but mostly the two older ones.



It has just been me and my family running things up until this September 2022 when I finally brought on a colleague, I've been trying to rope in for years now. Her name is Dolly, and she was my salon manager/training groomer at my past job, and has been grooming 18 years, so she is great. Dolly and I make a great team, and both absolutely love what we do! Our promise to you is that your pup will look beautiful and more importantly be happy after their visit to the salon. We will love them and treat them like they are our own. Just check out the rest of the website and let us know when you're ready to come in and see us for your fur baby's spa day!

-Aleene Duff
Owner & Groomer

A PAWSitively PURRfect Place, LLC

Phone: (470) 890-8067

Address: 6441 Union Road, Lithia Springs, GA 30122

Email: aleene@apawpurr.com



A PAWSitively PURRfect Place, LLC

186 followers • 5 following

Call now

Message

Follow

A PAWSitively PURRfect Place is your location for pet grooming and boarding in Lithia Springs!!

Pet Supplies \$\$

All

About

Followers

Photos

Mentions

More ▾



Personal details



English

Details



100% recommend (14 Reviews)



\$\$



Open now





Links



apawpurr.com

Contact info



apawpurr



(470) 890-8067



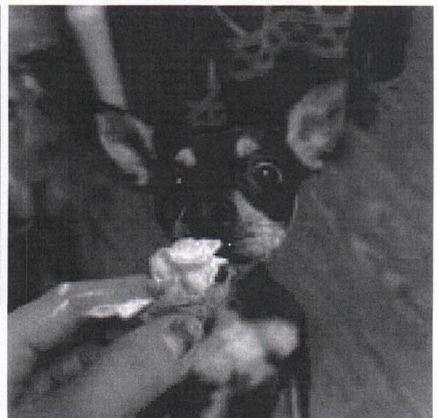
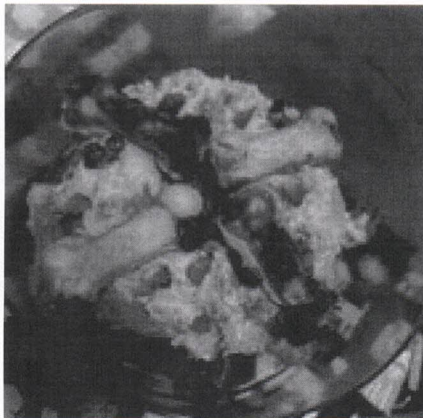
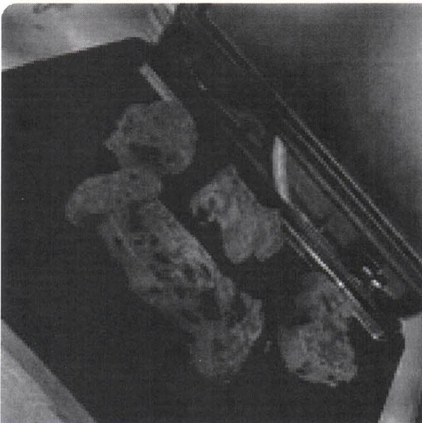
aleene@apawpurr.com



A PAWSitively PURRfect Place, LLC

Photos

[See all photos](#)



From the business



Specialties

At A PAWSitively PURRfect Place, I not only offer grooming and board but also make house calls to make your life a little easier. Additionally, you can look forward to getting a report card for your best friend after every visit. I hope you choose A PAWSitively PURRfect Place for your next groom or board and look forward to meeting you and your four-legged friends. - Aleene Duff Owner & Groomer

Meet the Business Owner



Aleene D.

Business Owner

I first started my career in 2011 working for a nationwide pet salon where I became a certified groomer. Four years later I decided to continue my journey by becoming self-employed





A PAWSitively PURRfect Place

Grooming & Board

HOME DOGS CATS BOARDING BARKERY & BOW-TIQUE ABOUT STANDARDS CONTACT

BOARDING

IF PICKUP TIME IS LATER THAN 5PM ON THE THE LAST DAY, AN ADDITIONAL DAY WILL BE CHARGED



CATS & DOGS

\$35-60/NIGHT

PRICE BASED ON SIZE & BREED



A PAWSitively PURRfect Place, LLC

Phone: (470) 890-8067

Address: 6441 Union Road, Lithia Springs, GA 30122

Email: aleene@apawpurr.com



(A)

DOUGLAS COUNTY CODE ENFORCEMENT DEPARTMENT
COMPLAINT FORM

TODAY'S DATE:

9 December 2024

COMPLAINANT INFORMATION *

MR./MRS./MS.
(REQUIRED)

FIRST NAME (REQUIRED)

LAST NAME (REQUIRED)

Burton

6433 Union Grove Rd
STREET ADDRESS - INCLUDE APT OR SUITE # (REQUIRED)

Lithia Springs
CITY (REQUIRED)

GA
STATE (REQUIRED)

30122
ZIP CODE (REQUIRED)

COMPLAINANT'S PHONE NUMBER (REQUIRED)

ALTERNATE PHONE NUMBER

COMPLAINANT'S EMAIL ADDRESS

VIOLATION/LOCATION INFORMATION

House

DESCRIPTION OF VIOLATION (HOUSE, ROADWAY, BUSINESS, ETC...)

multiple addresses

STREET ADDRESS - INCLUDE APT OR SUITE # (REQUIRED)

SUBDIVISION - IF APPLICABLE

CITY (REQUIRED)

ZIP CODE

BRIEF DESCRIPTION OF VIOLATION(S)

possible
6441 Union Grove Rd Dog business, trash, litter & debris
6448 Union Grove Rd junk vehicles & operating business
6357 & 6347 Union Grove Rd - Several animals

NOTICE OF VIOLATION

January 15, 2025

Aleene & Butts, Nicholas Duff
Or Current Resident
6441 Union Grove Rd
Lithia Springs, Ga. 30122

RE: Land Lot -244, District - 18, Section - 2, Parcel - 09

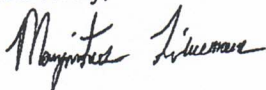
Dear Mr.& Mrs. Duff:

A complaint was received and investigation shows that your property is in violation of the Douglas County Ordinances, Chapter 6, Buildings; Construction and Related Activities, Article XXII, Property Maintenance Code, Sections 101.2, 101.3, 102.1, 102.3, 102.8, 104.1, 104.3, 106.1, 106.4, 106.5, 107.6, 301.2, 302.1, and 308.1. The Property Maintenance Code became effective, along with the right to appeal, after adoption on November 5, 2019, by the Douglas County Board of Commissioners. To again include violation of the Douglas County Ordinance, Article IV, Litter Control, Section 11-62(b), Property Appearance. Litter includes, "but is not limited to, sand, gravel, slag, brickbats, rubbish, waste material, tin cans, refuse, garbage, trash, debris, dead animals, dead trees, weeds, junk vehicles, junk vehicle parts and discarded materials of every kind and description". Junk vehicle is described as "any vehicle that is not currently tagged or cannot be moved under its own power".

Nature of Violation: To include trash, litter, debris, and discarded items on the property that must be removed. The County ordinances are applicable for the entire property.

The owner, manager, resident, tenant, or agent must maintain all residential, commercial and vacant properties free of violations. You are hereby granted ten (10) days from the date of this notice to be in compliance with all Douglas County ordinances or a summons to appear in Magistrate Court will be issued. Maximum penalties are up to 60 days in jail, up to \$1,000 in fines, and community service and court costs may be added to any imposed sentence. If you have any questions, please call me at (770) 920-7384.

Sincerely,



Marquitas Liverman
CODE ENFORCEMENT

Douglas County, GA

Summary

Parcel Number 02441820009
 Location 6441 UNION GROVE RD
 Address
 Legal HSE/3.1396 ACRES, UNION GROVE ROAD
 Description (Note: (Note: Not to be used on legal documents.))
 Class R4 - Residential Small Tracts
 (Note: (Note: This is for tax purposes only. Not to be used for zoning.))
 Zoning R-LD
 Tax District 01
 Millage Rate 34.05
 Acres 3.14
 Neighborhood 182NW -
 Homestead Code No -
 Topography ROLLING

[View Map](#)

Owner

Primary Owner
 DUFF, ALEENE V. & BUTTS, NICHOLAS R.
 6441 UNION GROVE ROAD
 LITHIA SPRINGS, GA 30122
 Card 1
 Style 1.0 Story
 Heated Square Feet 1372
 Exterior Wall MASONITE/HARDBOARD
 Attic Square Feet 0
 Finished Bsmt Sqft 0
 Total Bsmt Sqft 0
 Year Built 1986
 Roof Type 001
 Flooring Type 003
 Heating Type CENTRAL HEAT/AC
 Number of Rooms 0
 Number of Bedrooms 3
 Condition AV
 Fireplaces/Appliances PRE-FAB 1 STY 1 BOX
 Number Of Plumbing Extras 3
 Half Bath (2 Fixture) 0
 Full Bath (3 Fixture) 0
 Bath (4 Fixture) 0
 Bath (5 Fixture) 1
 Bath (6 Fixture) 0
 Bath (7 Fixture) 0

No data available for the following modules: Linked Personal Property, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/16/2025, 2:43:20 AM

Contact Us

Developed by



1250/MC05

12/30/24 Inv TLD NOV mailed

Sc due 1/30/25 TLD was removed Case Closed

Laura Burton

From: *name redacted for privacy reasons*

Date: Tue, May 5, 2026 at 1:40 PM

Subject: 6441 Union Grove Road, Lithia Springs

I am writing to report ongoing concerns regarding activities at a neighboring residence that may warrant investigation.

Over a period of time, I have personally observed and have also been made aware of several troubling situations involving animals at this property. One incident involved my own pet while I was dropping my dog off for grooming. My dog ran from the home and was missing for over six hours, appearing fearful and unwilling to return to the residence.

In addition, there have been frequent distress noises coming from a structure separate from the main house. There has also been an incident involving the neighbor's dog roaming freely and engaging in a fight with another neighbor's dog.

Further cause for concern arose when this neighbor offered to provide me with pain medication for my injured dog. This raised questions about the handling and distribution of substances intended for animals.

While I am not in a position to determine exactly what is occurring, the pattern of behavior has become concerning enough that both I and other neighbors feel it should be reviewed by the appropriate authorities to ensure the safety and well-being of any animals involved.

I respectfully request that this matter be investigated. I am willing to provide additional information if needed.

Thank you for your time and attention to this matter.

Sincerely,

name redacted for privacy reasons

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

Application Number	S2026-33
Applicant Name	John Lawrence
Property Owner Name	Sandra Brownlee Lawrence & Catherine Brownlee Wood
Property Address	0 Hwy 166, Douglasville, GA 30135
Land Lot, District, Section, Parcel	Land Lot(s): 0068, 0069, 0093, 0094; District: 01; Section: 5; Parcel: 0017; p/o Parcel ID: 0093-015-0017
Current Zoning	R-A, Residential-Agricultural
Future Land Use Classification	Rural Places
Character Area Classification	Byway Reserve
Request	Request for a Special Use Permit to Allow Agricultural-Related Activities & Events
Associated Future Land Use Map Amendment	N/A
Size (in acres)	2 acres +/-
Commissioner District	3
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Agricultural-Related Activities
Recommendation on Request	Approval with Conditions
Meeting Date	06/02/2026

Relevant Code Sections:

Article	Section	Description
3	348(e)	Regulations Controlling Agricultural-Related Activities under Temporary Special Events

Prior Zoning Actions:

Year	Case #	Summary of Action
2025	S2025-21	Request for a Special Use Permit to Allow Agricultural-Related Activities

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?	Neutral
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?	Neutral
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:

Summary of Proposal:

The applicant is requesting a continuation of the approval for agriculturally oriented events as a principal use approved by the Board of Commissioners on April 1st, 2025. The Special Use Permit approval at that time was for one year. The applicant has met with the Development Review Committee and has an active Occupational Tax Certificate in connection with the use on the subject site. The applicant intends to expand the uses from agriculturally oriented events related to a holiday season corresponding to the calendar year to year-round events and activities that would include pick-your-own produce events, hay rides, corn-maze events, and the like.

Existing Conditions:

The portion of the subject parcel is cleared, and there are several accessory structures constructed to serve the use. The access for the site is from a shared, gravel driveway beginning at 3861 Hwy 166.

Planning Concerns:

The applicant appeared before the Board of Commissioners on April 1st, 2025, and the concerns from staff were thus:

- Pavilion structures were constructed without issuance of a building permit and adequate inspections;
- The driveway is from a state route, so the driveway for a greater-intensive use than the previous timbering use on the property would require review and approval by the Georgia Department of Transportation;

- The limits of disturbance were not clearly defined from the site plan provided at the time;
- The site plan provided at the time was inadequate and did not comply with Article 12, Section 1206;
- There may have been outstanding concerns by the Development Review Committee that would not be addressed until such a time as an adequate site plan were furnished and reviewed.

The applicant has met with the Development Review Committee since approval on April 1st, 2025 and has met the requirements for the current, seasonally oriented use. The site plan provided as a part of this staff report is dimensioned and shows clearly the limits of disturbance, semblance of a route of vehicle circulation, and activity area. If the applicant were to provide year-round events, permanent restroom facilities would need to be permitted, constructed, and inspected prior to commencement of these uses. Additional parking facilities and disturbed area may be needed to suit the intended event(s).

Recommendation:

Staff is recommending **approval with conditions** of the Special Use Permit based upon the following findings:

Findings:

1. The use will not modify the intent, purpose, or spirit of the Unified Development Code.
2. The use, if additional, permanent facilities for vehicle parking and patron restroom facilities were provided, would not adversely affect the public health, safety, or welfare.
3. The use as an agriculturally oriented event facility would not adversely affect the intent, purpose, or spirit of the Comprehensive Plan insofar as the character of the Scenic Byway will not be modified with adequate preservation of greenspace and limited disturbance of the site.

Conditions:

1. The applicant shall seek a building permit to install permanent restroom facilities compliant with all relevant codes within 6 months from the date of this ordinance (January 2nd, 2027). If the applicant fails to install these facilities, staff shall bring the approval before the Board of Commissioners for a show-cause hearing.
2. Prior to expansion of the use, including, but not limited to, the construction of any additional structures, introduction of new impervious surface, or disturbance of any land area, the applicant shall submit to the Development Review Committee (DRC) for review and consideration of the relevant development standards of the Unified Development Code and any additional concerns as addressed in the departmental agency impact statements provided within this report or requirements as determined by DRC. The Douglas County Engineer shall have discretion to determine if the expansion of the use at time of request will require consultation from DRC.
3. The applicant shall submit to the Building Department for any new structures proposed on the property. The applicant shall submit plans in accordance with commercial plan review procedures.

4. The use, in any capacity (including, but not limited to, driveways, activity areas, and structures) shall not encroach into the boundaries of the Metropolitan River Protection Act (MRPA) corridor.

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: S2026-33

DATE OF MEETING: June 2, 2026

This site is located at 3861 Hwy 166. Hwy 166 is a Major Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 55 MPH. The Right-Of-Way width along Hwy 166 is 130' per the County's 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. It is estimated the seasonal traffic influx for this site will be marginal.

Traffic Information

Hwy 166 ADT: (2021) – 9,870 (2022) – 10,100 (2023) – 11,100

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: S2026-33

DATE OF MEETING: June 2, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Hwy 166
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 Black Bear Trail; 16,280 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:

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

Prepared by: Diana Johnson



Legend

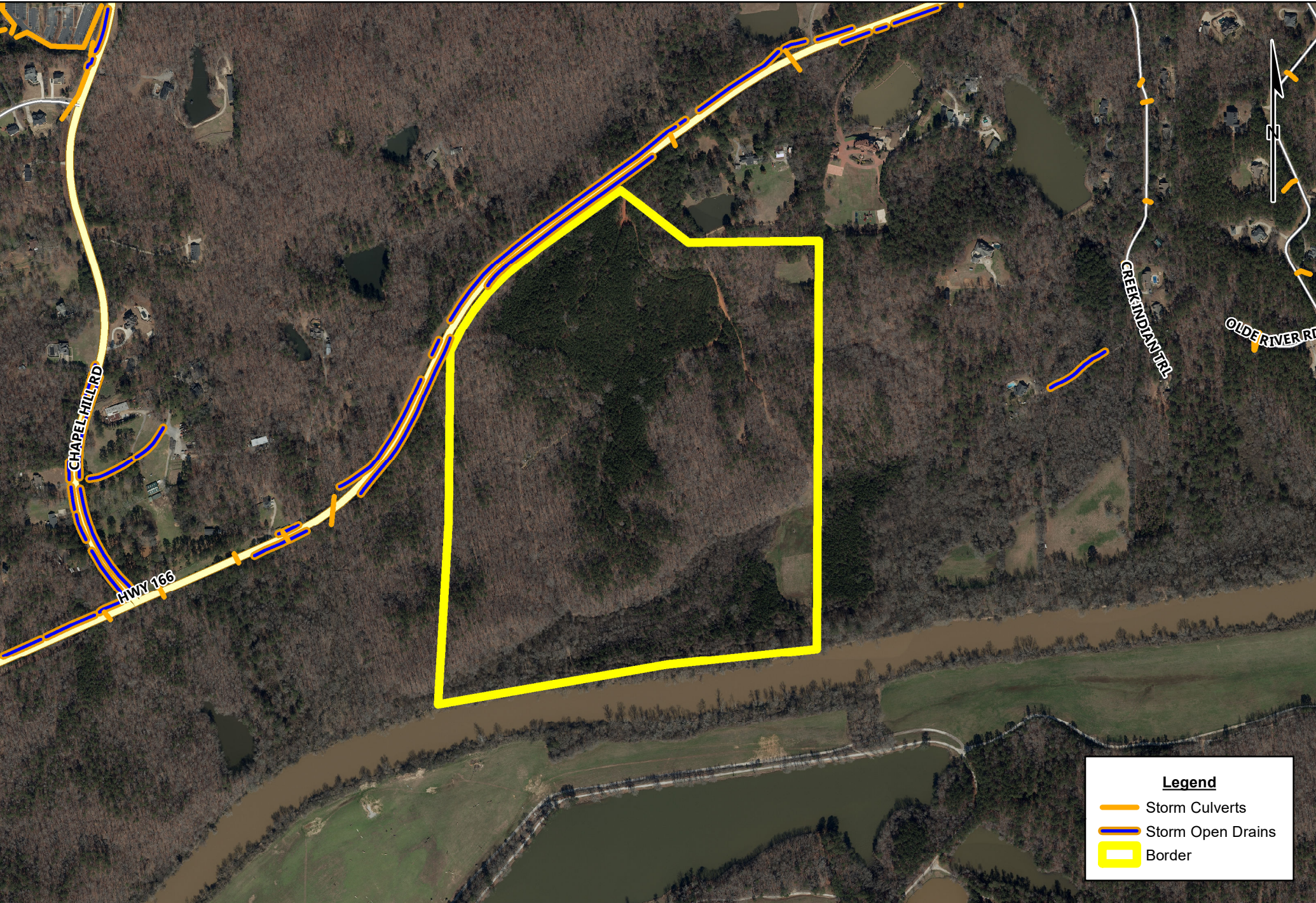
 Water Hydrants

 Water Mains

 Border

Applicant: John Lawrence
Location: 3861 Hwy 166
Land Lot: Lot: 0093 Dist: 1 Sect: 5 Parcel: 0017
Lot Size: Acres: 2
Case #: S2026-33

DDCWSA Impact Study Map



Applicant: John Lawrence
Location: 3861 Hwy 166
Land Lot: Lot: 0093 Dist: 1 Sect: 5 Parcel: 0017
Lot Size: Acres: 2
Case #: S2026-33

DDCWSA Impact Study Map

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-33
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 43 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: Sandra Lawrence 3861 Hwy 166 total 116.5 Ac per tax record 2 Ac designated for Seasonal Pumpkin patch, hayride, corn maze events

Concerns/ observations: Roadway appears visible in both directions related to ingress and egress traffic. 4-5 year infrastructure appears well planned to accommodate needs for visitors. Event is on south end of county diverting traffic away from congested areas of 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: John Lawrence Case No. S2026-33 Meeting Date: 6/2/26

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?

The overall property is mostly wooded, except for the area that has been cleared and planned for seasonal activities.

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

Yes.

From: [Christopher Small](#)
To: [Johannah Womack](#)
Subject: Re: June Zoning Impacts
Date: Monday, May 4, 2026 5:17:30 PM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Womack,

All applications have been reviewed, and based on the proposed requests, there is no projected impact on the school system's enrollment.

Chris Small, Ed.D.
Assistant Superintendent of Operations
Douglas County School System
770-651-2062

On Thu, Apr 30, 2026 at 8:44 AM Johannah Womack <jwomack@douglascountyga.gov> wrote:

Good morning,

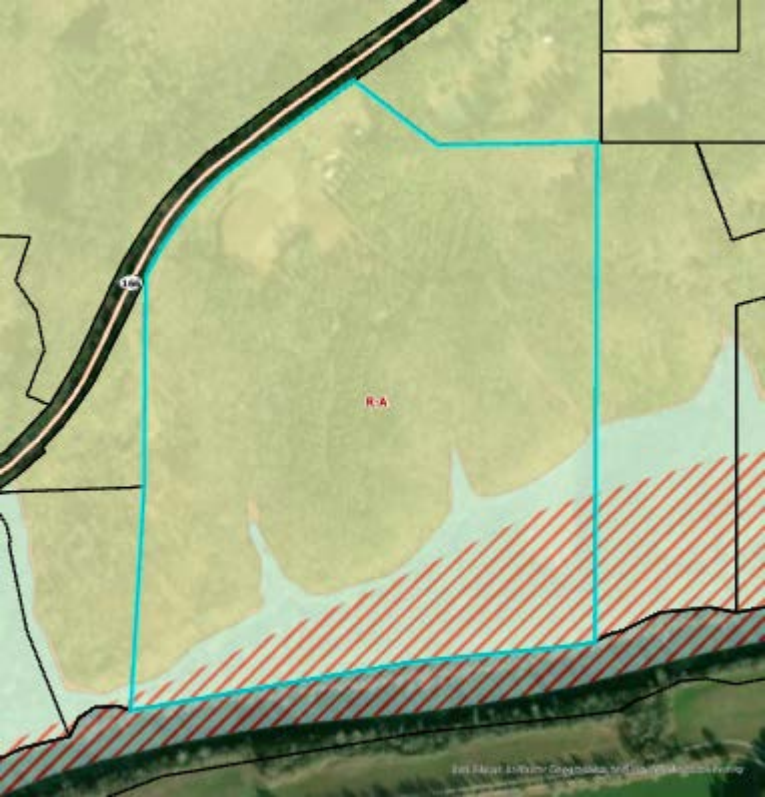
Below are the links to the June 2 zoning impacts. Please return by May 14th.

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgBIETKQxHQSp3HHKc9QzFcAQFCyzyx6ohE4e77rfOy6L0w?e=0QbPs2

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 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgA7y5UhchONSL5cqH1-zn_ZAZf0aUVmvQQH5rPDvwtPIsY?e=nhBNdM

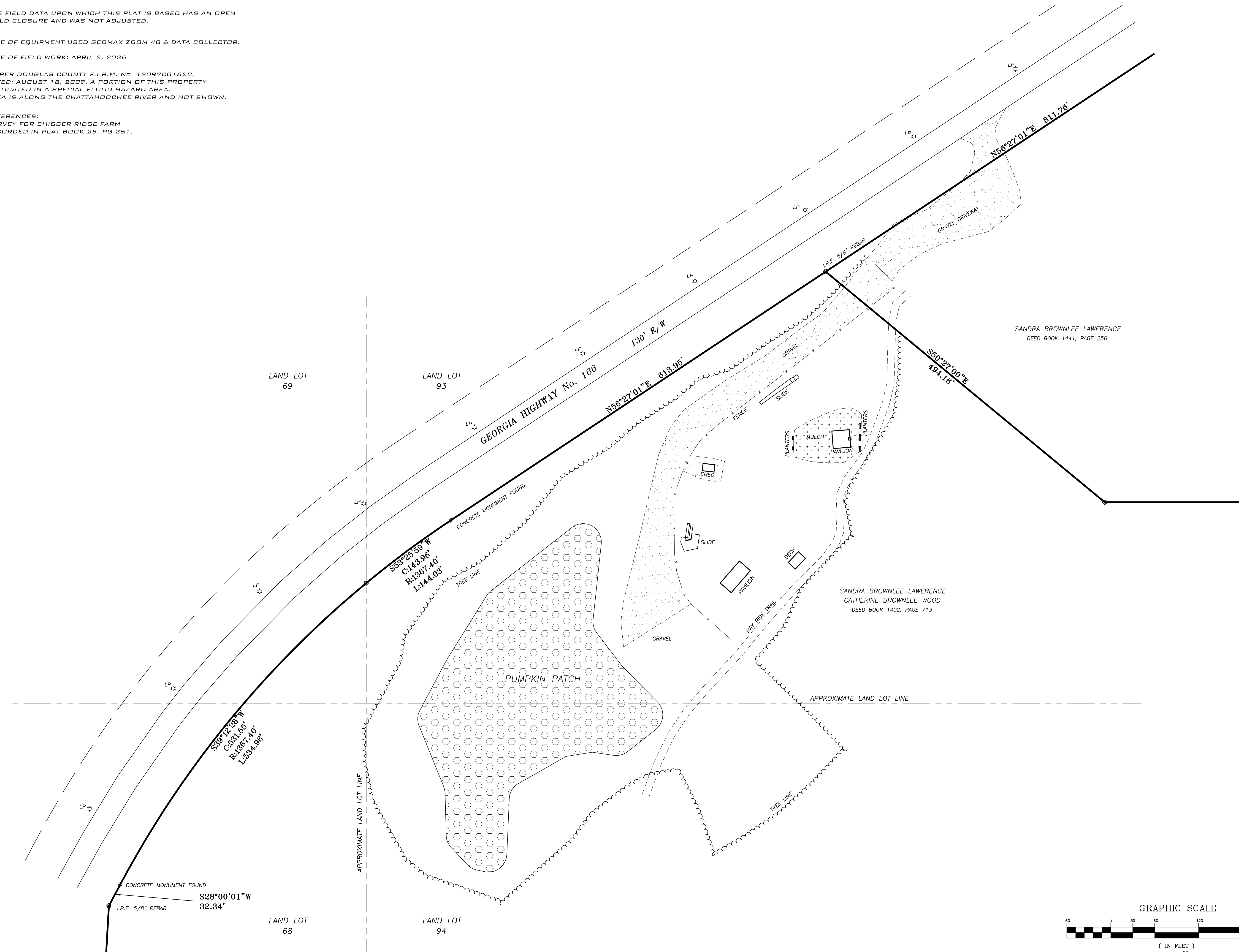
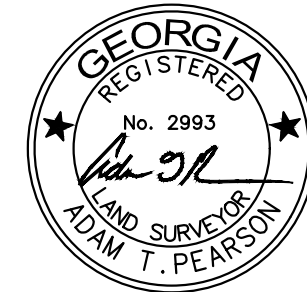
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R-A



REFERENCES:
SURVEY FOR CHIGGER RIDGE FARM
RECORDED IN PLAT BOOK 25, PG 251.

[illegible]

SE SOUTHEAST
CG CIVIL GROUP

ENGINEERING • SURVEYING • LAND PLANNING
DOUGLASVILLE, GA | BREMEN, GA
678-909-6996 | DESIGNSOUTHEASTCGROUP.COM

JOB #: 260342

SCALE: 1"=60'

DATE: 4/3/2026

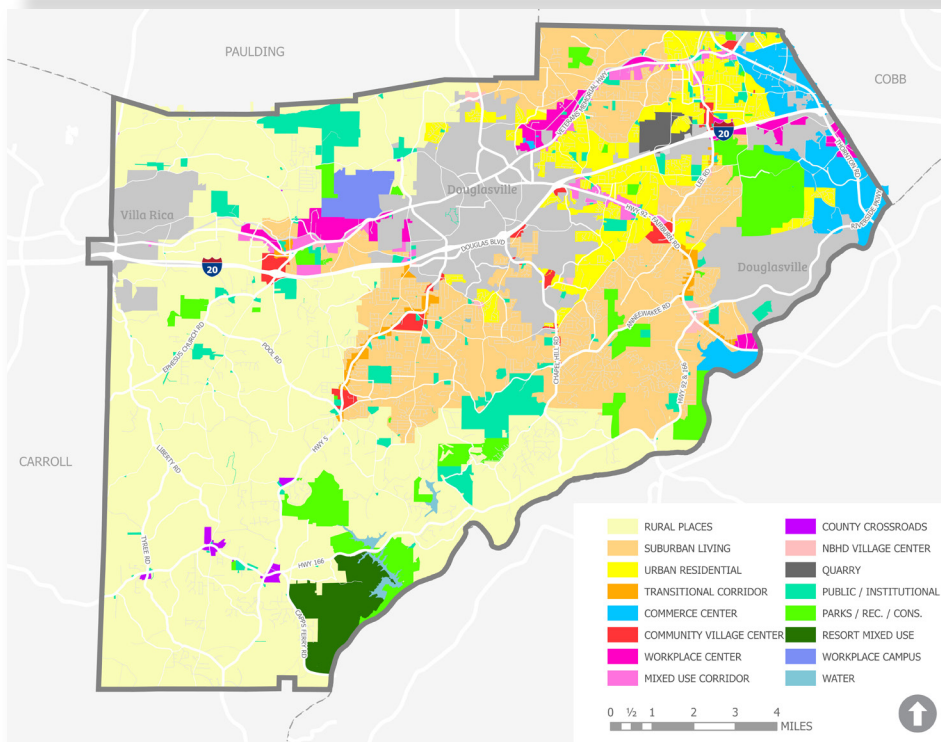
DESIGN BY: ATP

EXISTING CONDITIONS LAYOUT FOR
POSSUM HOLLER
PUMPKIN PATCH & HAYRIDE
LOCATED IN LAND LOTS 68, 69, 93, AND 94
1st DISTRICT - 5th SECTION
DOUGLAS, GEORGIA

SHEET:

1 of 1

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.

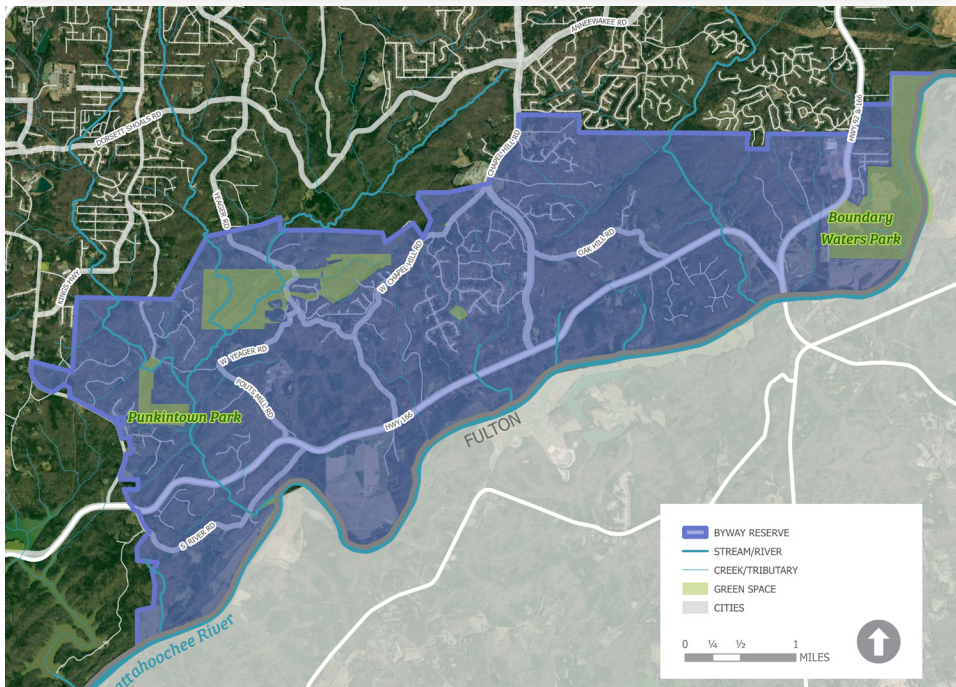
Appropriate Zoning Districts:

- 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

Byway Reserve



Byway Reserve

Description

The Byway Reserve is centered around the South Douglas Scenic Byway and reflects the emphasis on protecting the intrinsic values of this area, including its historic, cultural, natural, and scenic qualities. Estate residential or other low-density residential uses area appropriate. Preserving rural views from the South Douglas Scenic Byway and other key corridors is paramount. Conservation uses are common in this area due to challenges to development from environmentally sensitive conditions, including topography, granite, watershed protection regulations, and floodplains.

The Byway Reserve is composed primarily of rural residential development. This includes large-lot single-family development and some established single-family planned subdivisions. Density in this area is largely achieved through the development of an accessory dwelling unit to a principal dwelling. Some areas of limited sewer access may be appropriate for cluster-style single-family development if completely screened from the road and adjacent uses to preserve the rural aesthetic of the area.

New development should incorporate high quality materials and reflect design and landscape considerations appropriate to resort mixed-used development patterns of the predominant development anchors in the area. 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: An amenity-rich, rural, natural area transitioning to accommodate low-impact residential communities

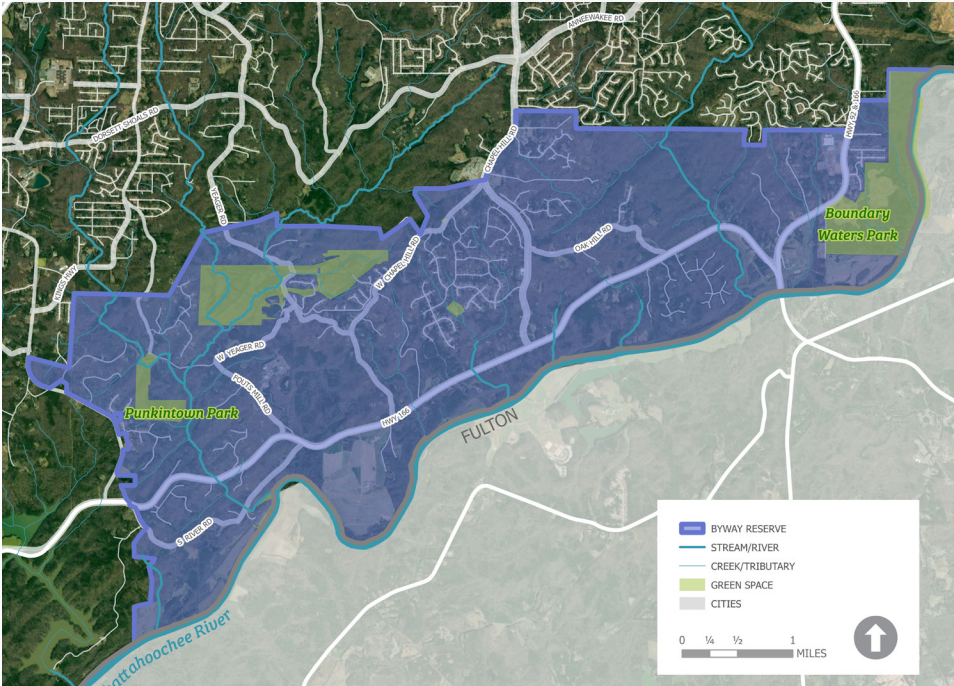
Parks, Open Space + Trails Guidance

Boundary Waters Park is the flagship community park for the Byway Reserve and southern Douglas County. This character area also features Punkintown Park, a future community park. Despite these high-quality spaces, the high-level parks analysis identified a community park void near Chapel Hill Road between Oak Hill Road and Highway 166 (see map on page 133 in the Parks, Open Space, and Trails chapter). Conservation lands north of West Yeager Road present the opportunity for a community-serving natural area. Related to trails, implementing Chattahoochee Riverlands trails in this area and connecting existing greenspaces are priorities.

Housing Guidance

- Rural Residential
- Suburban Low Density
- Accessory Dwelling Unit
- Cottage Court (limited)

Byway Reserve



Current Character

- Mix of undeveloped woodlands and large-lot suburban-style residential
- Abundance of natural resources like the Anneewakee Creek and Bear Creek systems, Chattahoochee River
- Boundary Waters Park

Other Considerations:

- The South Douglas Scenic Byway (Highway 166) passes through the heart of character area and roughly follows Segment 2 policy area included in the South Douglas Scenic Byway Corridor Management Plan and its policies align with this Character Area.
- Denser housing types, like conservation subdivisions, are appropriate but must be accompanied by adequate conservation provisions. If developed, these dense housing types should be located outside the viewshed of the Scenic Byway.

Compatible Zoning Districts for Future Rezoning

- AG
- R-A
- R-LD
- PUD
- PSP

Future Land Use Changes Can Be:

- Rural Places*
- Suburban Living* (limited)
- Public/Institutional
- Parks/Recreation Conservation
- Transportation/Communication/ Utilities

* 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: John Lawrence

Address: 0 Hwy 166, Douglasville, GA 30135

More Fully Described: Land Lot(s): 0068, 0069, 0093, 0094; District: 01; Section: 5; Parcel: 0017

Parcel ID: portion of 0093-015-0017

Acreage: 2 acres +/-

Use: Special Use Permit to Allow Agricultural-Related Activities and Events

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 modify the intent, purpose, or spirit of the Unified Development Code.
2. The use, if additional, permanent facilities for vehicle parking and patron restroom facilities were provided, would not adversely affect the public health, safety, or welfare.
3. The use as an agriculturally oriented event facility would not adversely affect the intent, purpose, or spirit of the Comprehensive Plan insofar as the character of the Scenic Byway will not be modified with adequate preservation of greenspace and limited disturbance of the site.

Conditions:

1. The applicant shall seek a building permit to install permanent restroom facilities compliant with all relevant codes within 6 months from the date of this ordinance (January 2nd, 2027). If the applicant fails to install these facilities, staff shall bring the approval before the Board of Commissioners for a show-cause hearing.
2. Prior to expansion of the use, including, but not limited to, the construction of any additional structures, introduction of new impervious surface, or disturbance of any land area, the applicant shall submit to the Development Review Committee (DRC) for review and consideration of the relevant development standards of the Unified Development Code and any additional concerns as addressed in the departmental agency impact statements provided within this report or requirements as determined by DRC. The Douglas County Engineer shall have discretion to determine if the expansion of the use at time of request will require consultation from DRC.
3. The applicant shall submit to the Building Department for any new structures proposed on the property. The applicant shall submit plans in accordance with commercial plan review procedures.
4. The use, in any capacity (including, but not limited to, driveways, activity areas, and structures) shall not encroach into the boundaries of the Metropolitan River Protection Act (MRPA) corridor.

Adopted and effective this June 2nd, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcarez, District IV

Attest:

Allison Duncan, AICP
Planning and Zoning Manager

Dr. Romona Jackson Jones, Chairman

DRAFT

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

Application Number	S2026-34
Applicant Name	Vertical Bridge c/o Baker Donelson Law Firm
Property Owner Name	Angela Everett Real Estate Trust
Property Address	0 High Point Road, Villa Rica GA 30180
Land Lot, District, Section, Parcel	Land Lot 236 District 2 Section 5 Parcel 16
Current Zoning	Residential Agricultural
Future Land Use Classification	Rural Places
Character Area Classification	Rural Reserve
Request	Request for a 195' telecommunications tower
Associated Future Land Use Map Amendment	n/a
Size (in acres)	18.53 acres/ 1,000 sf lease area
Commissioner District	4
Subject to an HOA, POA, or similar?	no
Proposed Use	Lease area for new telecommunications tower
Recommendation on Rezoning Request	Approval with conditions
Meeting Date	June 2, 2026

Relevant Code Sections:

Article	Section	Description
2	210	Table 2.2 allows for alternative tower structures in the residential zoning districts by SUP
3	343	Regulations for specific uses for radio, television and telecommunications

Prior Zoning Actions:

Year	Case #	Summary of Action
n/a		

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?	Neutral
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?	Neutral
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?	Neutral
8.	Will the hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	Neutral
9.	Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, or location of buildings or other structures on neighboring properties?	No

Special Use Permit Criteria Discussion: The Unified Development Code articulates a preference for telecommunications facilities to be located on public property or non-residentially zoned parcels. In instances where that is not possible, the code directs that towers should not exceed 100 feet in height if located on a residentially zoned parcel, and should not be sited so as to have negative impacts on historic or scenic areas.

Douglas County has approximately 60 telecommunications towers of various heights throughout the county. 195' essentially keeps it below the height that triggers FAA Regulations for tower lighting, and is comparable with similarly situated towers. The applicants have submitted coverage maps showing the need for greater service in the area, and the potential visual impacts of the new tower. The Zoning Procedures Law requires that time be set aside for public comment on applications. Consideration should be given to feedback from proponents and opponents of the request as to whether the need for better service outweighs the potential visual impact.

Criteria for Consideration of a Telecommunications Tower: The UDC identifies 17 criteria for consideration in the approval or denial of a telecommunications tower. The applicant has addressed the majority of the concerns. Their application has demonstrated the need for coverage in the areas of the towers, and the application addresses why adjacent towers are not suitable for co-location. At the request of our E911 Department, the applicants specifically evaluated existing towers owned by Douglas County and documented that they were not suitable to meet their needs.

Discussion in the Planning Concerns includes a suggestion for type of tower and placement of tower on the property. Feedback from adjacent property owners during the public hearing will address concerns about impact to property values, visibility, and the overall desirability of the location. But if approved, the tower proposal will result in a facility and location that is similarly situated to other towers in Douglas County.

Summary of Proposal: The applicants propose to construct a 195' monopine alternative telecommunications tower. The tower will be set back approximately 261 feet from the right-of-way of High Point Road.

Existing Conditions: The subject tract has areas of both woods and clearing. It is currently vacant. The parcel is rectangular in shape with greater width than depth. The area along High Point Road is located in a rural residential area of the county characterized by large tracts of land and limited infrastructure.

Planning Concerns: Staff have not received an application for a new telecommunications facility since 2021. Staff have reviewed information for approximately one-third of the existing towers in the county. Tower locations in the city of Douglasville and the city of Villa Rica were not reviewed. Of the seventeen sites for which information was readily available, towers ranged in height from 150 feet to 480 feet and included multiple different types, including lattice towers; alternative tower structures, such as monopines; and monopole structures anchored with guyed wires.

It appears that prior to the 2004 update to the Unified Development Code, towers that exceed 150' in height required a special use permit. It is unknown why the 100' height restriction for alternative tower structures on residentially zoned parcels was included. Nor is it known why the regulations capped tower structures at 150' in the residential zoning districts. Douglas County still has numerous residentially zoned tracts that are large acreage and suitable for higher towers without impacting adjacent property. Beyond zoning, consideration for the location of towers should include issues with topography, infrastructure, and proximity to other towers for signal relay and potential interference. There will be instances where incompatibility with adjacent uses will be a significant concern. As with all types of infrastructure expansion, zoning allows a conduit by which concerns of public health, safety and welfare are balanced with aesthetics and the free use of private property.

The Board of Commissioners may approve additional height for a tower as a part of a condition of zoning approval. If the Board of Commissioners chooses to approve the application at the proposed height of 195' staff may understand that it is the will of the Board to return to the flexibility of making individual determinations of appropriate tower locations on a case-by-case basis. With the growth of reliance on mobile technology for information, communication and emergency services, tower locations are a form of essential infrastructure.

Staff recommends that a monopole, rather than monopine structure would be more appropriate to the site. The proposed placement of the tower is not in a wooded area, therefore a monopine structure does not meet the intent of the code to camouflage or conceal the presence of the tower by utilizing an alternative tower structure. The proposed placement

of the tower is in close proximity to the road, and does not appear to be sited on the highest topographical point of the property. Staff recommends removal of the tower location further toward the rear property line to distance the impact of the viewshed

Recommendation: Staff recommends approval of the application with the following Findings and Conditions.

Findings:

1. The special use permit request is compatible with the Comprehensive Plan Character Area of Rural Reserve and the Future Land Use Map classification of Rural Places.
2. The special use permit will not modify the intent, purpose or spirit of the Unified Development Code.
3. The special use permit request will not adversely impact public health, safety or welfare.

Conditions:

1. The tower shall be a monopole and shall not exceed 199 feet overall, including the monopole, antennae, lighting, lightning rod, and any other appurtenances.
2. The location and construction of the tower shall be in accordance with all other requirements of the Unified Development Code.
3. At the time of the DRC review, the applicant shall present an alternative lease area on the subject parcel for the tower location that is further removed from High Point Road. If an alternative lease area cannot be identified, the applicant shall provide documentation as to why the proposed lease area is the only suitable location. The Director of Development Services shall have the final determination as to the location of the lease area on the parcel.
4. A review by a radio frequency engineer that is acceptable to Douglas County shall be provided in accordance with Article 3, Section 343(i) prior to the issuance of a building permit for the tower.

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

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-34

DATE OF MEETING: June 2, 2026

This site is located at 8920 Highpoint Rd. Highpoint Rd is a Minor Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 40 MPH. The Right-Of-Way width along Highpoint Rd is 50' per the County's 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 current traffic data along this roadway

DOUGLAS COUNTY ENGINEERING DEPARTMENT

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

Case Name: Vertical Bridge Case No. S2026-34 Meeting Date: 6/2/26

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:

Site is currently being used a utility staging point.

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?

In limited areas.

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: S2026-34

DATE OF MEETING: June 2, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in High Point 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 near Dorris Road; 29,000 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: Northside 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:

No objection

12. Additional Remarks:

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

Prepared by: Diana Johnson

From: [Christopher Small](#)
To: [Johannah Womack](#)
Subject: Re: June Zoning Impacts
Date: Monday, May 4, 2026 5:17:30 PM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Womack,

All applications have been reviewed, and based on the proposed requests, there is no projected impact on the school system's enrollment.

Chris Small, Ed.D.
Assistant Superintendent of Operations
Douglas County School System
770-651-2062

On Thu, Apr 30, 2026 at 8:44 AM Johannah Womack <jwomack@douglascountyga.gov> wrote:

Good morning,

Below are the links to the June 2 zoning impacts. Please return by May 14th.

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgBIETKQxHQSp3HHKc9QzFcAQFCyzyx6ohE4e77rfOy6L0w?e=0QbPs2

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgC8x1QhG8iqQblPISpMWnrZAaK3BtXxoAqH34E2T6OmEvU?e=0HarFD

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgA7y5UhchONSL5cqH1-zn_ZAZf0aUVmvQQH5rPDvwtPIsY?e=nhBNdM

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Johannah Womack

Clerk of The Planning & Zoning Board

P: 770/920-7260

E: jwomack@douglascountyga.gov

4655 Timber Ridge Drive

Douglasville, GA 30135

This is a staff email account managed by the Douglas County School System. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.



*****Caution:** This is an external email and may have suspicious subject or content. Please be cautious when clicking links or opening attachments. When in doubt, please contact the IS Department.



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

Proposed Zoning: 8920 High Point Road

Date: 05/14/2026

1. Are any additional personnel or equipment necessary to continue providing services in these zones? N/A
2. What department is most often dispatched for this particular use based on available statistics? N/A
3. Additional remarks? The Douglas County Radio Tower sites exist in several “key” locations around the County, such that, the County has a contract with the Georgia Municipal Authority to explore the option of leasing space on the radio towers in lieu of constructing new/additional towers in the County.

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

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-34 **DATE OF MEETING:** _June 2, 2026_

PROPOSED ZONING: Wireless Telecommunications **CURRENT ZONING:**
Vacant

OWNER'S NAME: Angela Everett Real Estate Trust

MAILING ADDRESS: 14 Willow Rd, Asheville, NC 28804

LOCATION OF PROPERTY: 8920 High Point Rd, Villa Rica, GA 30180

LAND LOT: 236 **DISTRICT:** 2 **SECTION:** 5 **PARCEL:** 16

NATURE OF VIOLATION(S):
NA

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

No

COURT ORDER:

No

ADDITIONAL COMMENTS:

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: 2026-34 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	8	13	7
Advanced Life Support EMS Unit	8	13	7
Aerial Fire Apparatus	8	13	7

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes ☒ NO ☐

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

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

May require NFPA 13 Sprinkler System & NFPA 72 Fire Alarm

Comments:

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

 5/13/26

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-34
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 43 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):

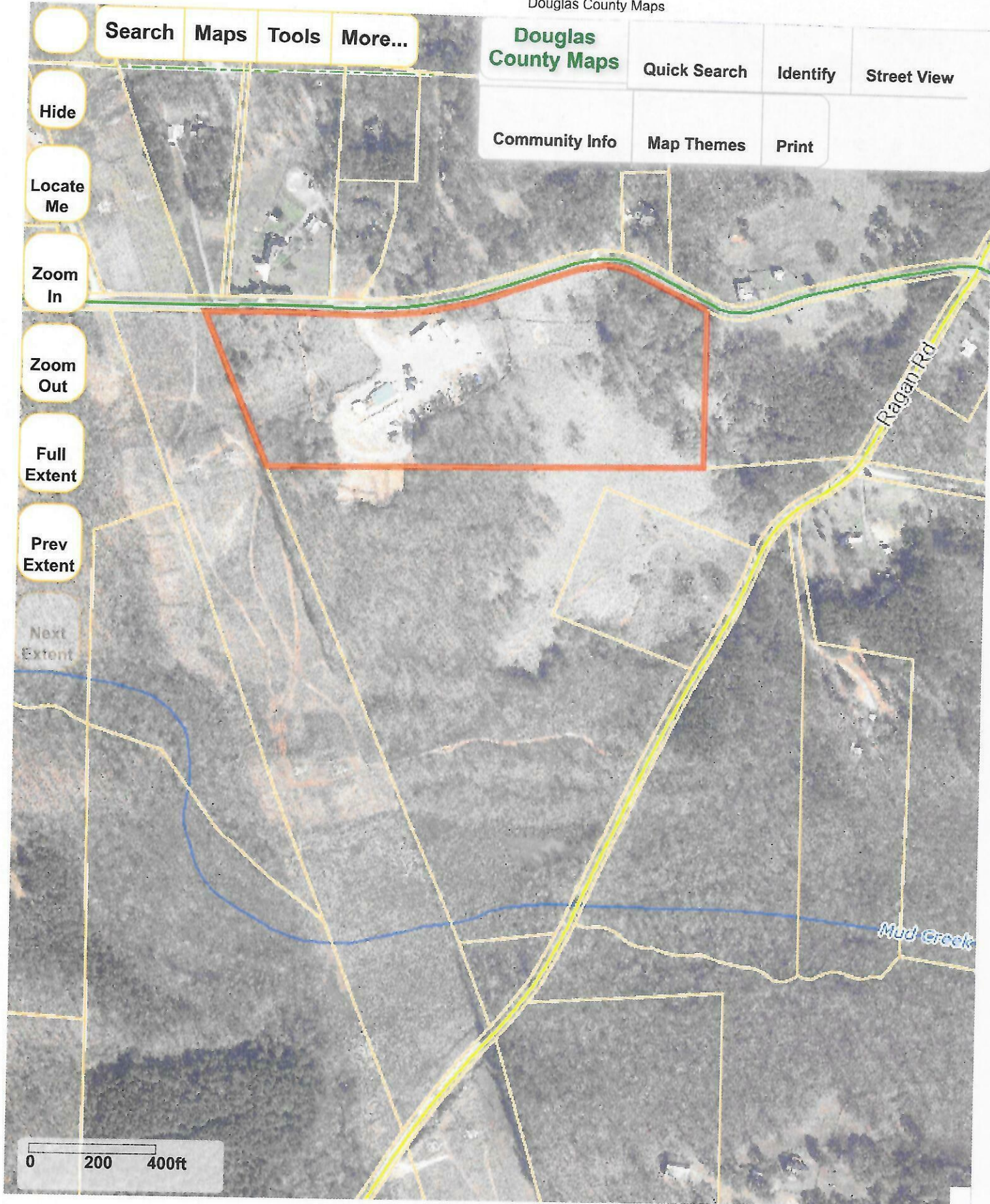
- Additional patrol deputies, jailers, investigators, and traffic officers will be required once all new developments are occupied.
- Infrastructure improvements should ideally precede large-scale residential and commercial growth.

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: 8920 High Point Road, 100 X 100 USED OT OF 20 AC
MONOPOLE- 195 FEET WITH SUPPORTING EQUIPMENT TO INCLUDE
LIGHTING ROAD TOTAL 199 FEET**

Concerns/ observation: Tower to provide better cellular service. Identified site sets far off roadway and will be secured by fence 100x 100. Should enhance ability of service and aide those who have to utilize public safety 9-1-1.



PARENT PARCEL (PER TITLE REPORT)

The following described real property, to-wit:

All that tract or parcel of land lying and being in Land Lot 236 and 245, 2nd Land District, Douglas County, Georgia, being more particularly delineated and described as Tract 4 (containing 20.00 acres) on that certain plat of survey entitled "Survey for Estate of J. Eugene Beckham, Jr. & William P. Johnson," prepared by Pioneer Land Surveying Co., certified by Jacob Roland Harrison, Georgia Registered Land Surveyor No. 1134, said plat being attached to that Affidavit dated December 16, 2014, and recorded at Deed Book 3266, Page 260, Douglas County, Georgia, which plat is by reference incorporated herein.

Parcel No. 02360250016

This being a portion of the property conveyed to Angela J. Everett, as Trustee of the Everett Real Estate Trust, U/A/D August 4, 2023 from Angela J. Everett in deed dated November 20, 2023 and recorded November 28, 2023 in Book 4290 Page 556.

TITLE EXCEPTIONS

Tower Title, LLC
Commitment No.: VTB-212808-C
Commitment Date: 7th day of July, 2025

9. Rights of fee simple owners in and to the subject property.
[NOT A SURVEY MATTER]

10. Consequences of a violation of the provisions of the 2023 Code of Georgia, codified at Georgia Code A§ 2-1 7 et seq., as amended.
[NOT A SURVEY MATTER]

11. Easement for Right-of Way between Gaynelle M. Beckham and J. Eugene Beckham, III as heirs to the Estate of J. Eugene Beckham, Jr., and William P. Johnson ; and Oglethorpe Power Corporation, dated October 10, 1994 and recorded December 6, 1994 in (book) 913 (page) 130, in Douglas County, Georgia.
[NOT APPLICABLE TO THE SUBJECT PROPERTY, EASEMENT IS ON PROPERTY TO THE SOUTH OF THE SUBJECT PROPERTY]

12. Consent to Easement between Gaynelle M. Beckham and J. Eugene Beckham, III as heirs to the Estate of J. Eugene Beckham, Jr., and William P. Johnson ; and Oglethorpe Power Corporation (an Electric Membership Generation & Transmission Corporation), incorporated, dated October 10, 1994 and recorded December 6, 1994 in (book) 913 (page) 127, in Douglas County, Georgia.
[NOT APPLICABLE TO THE SUBJECT PROPERTY, EASEMENT APPEARS TO BE CONTAINED WITHIN THE GEORGIA POWER PARCEL TO THE WEST]

13. Any and all matters disclosed on the map entitled "Survey of J.P. McGuires" dated November 2, 1937 and recorded November 2, 1937 in (book) 1 (page) 122, in Douglas County, Georgia.
[NO PLAT MATTERS TO REPORT]

14. Any and all matters disclosed on the map entitled "Survey for Estate of J. Eugene Beckham Jr and William P. Johnson" dated July 31, 2003 and recorded July 31, 2003 in (book) 30 (page) 54, in Douglas County, Georgia.
[NO PLAT MATTERS TO REPORT]

15. Any and all matters disclosed on the map entitled "Survey for Estate of J. Eugene Beckham Jr and William P. Johnson" dated January 22, 2004 and recorded January 22, 2004 in (book) 31 (page) 25, in Douglas County, Georgia.
[NO PLAT MATTERS TO REPORT]

LEASE AREA

All that tract or parcel of land lying and being in Land Lot 236 of the 2nd District, Douglas County, Georgia, and being more particularly described as follows:

To find the Point of Beginning, COMMENCE at a point located on the southern right of way of High Point Road, said point being at the intersection of said right of way with the Land Lot Line common to Land Lots 245 and 246;
Thence running along said right of way in a westerly direction 1,187 feet, more or less, to a point;
Thence leaving said right of way and running South 17°29'27" East, 55.20 feet to a point;
Thence, 116.69 feet along a curve to the left, having a radius of 100.00 feet and being scribed by a chord bearing South 50°55'08" East, 110.18 feet to a point;
Thence, South 84°20'49" East, 296.83 feet to a point;
Thence, North 89°31'21" East, 146.02 feet to a point;
Thence, North 00°28'39" West 40.00 feet at a point and the true POINT OF BEGINNING;

Thence running, North 89°31'21" East, 80.00 feet to a point;
Thence, South 00°28'39" East, 80.00 feet to a point;
Thence, South 89°31'21" West, 80.00 feet to a point;
Thence, North 00°28'39" West, 80.00 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.1469 acres (6,400 square feet), more or less.

30' INGRESS-EGRESS AND UTILITY/FIBER EASEMENT

Together with a 30' Ingress-Egress & Utility/Fiber Easement lying and being in Land Lot 236 of the 2nd District, Douglas County, Georgia, and being more particularly described by the following centerline data:

To find the Point of Beginning, COMMENCE at a point located on the southern right of way of High Point Road, said point being at the intersection of said right of way with the Land Lot Line common to Land Lots 245 and 246;
Thence running along said right of way in a westerly direction 1,187 feet, more or less, to a point and the true POINT OF BEGINNING;

Thence leaving said right of way and running South 17°29'27" East, 55.20 feet to a point;
Thence, 116.69 feet along a curve to the left, having a radius of 100.00 feet and being scribed by a chord bearing South 50°55'08" East, 110.18 feet to a point;
Thence, South 84°20'49" East, 296.83 feet to a point;
Thence, North 89°31'21" East, 146.02 feet to the ENDING at a point.



RELEASE DESCRIPTION

DATE:

civilsurvey

civilsurvey, inc.

116 Maddox Road

Griffin, Georgia 30224

(470) 765-8898

Easement Survey for

verticalbridge

Vertical Bridge REIT, LLC

22 West Atlantic Avenue, Suite 310

Delray Beach, Florida 33444

Date: 05 September 2025

Land Lots: 236 & 245

Land District: 2nd

Land Section: N/A

City: (unincorporated)

County: Douglas

State: Georgia

csi Project Number: 2025.143

"High Point"

US-GA-5769

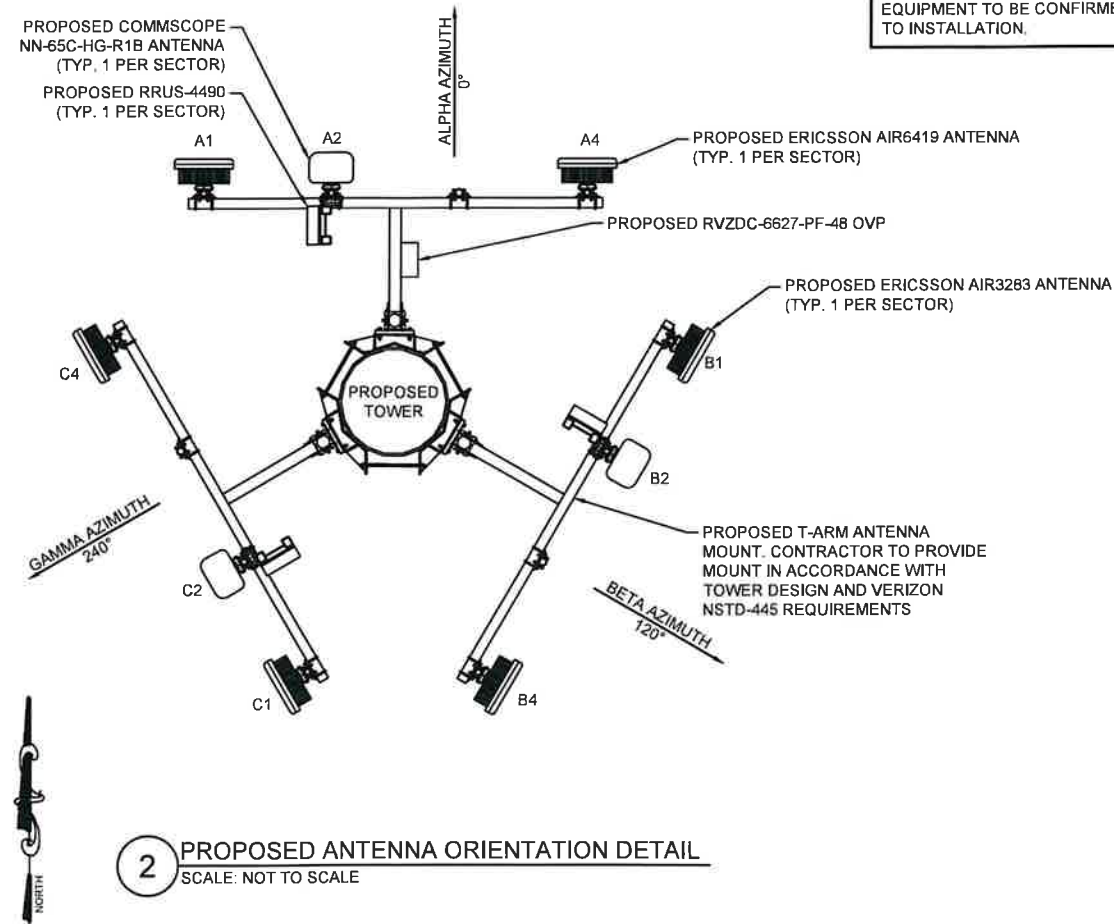
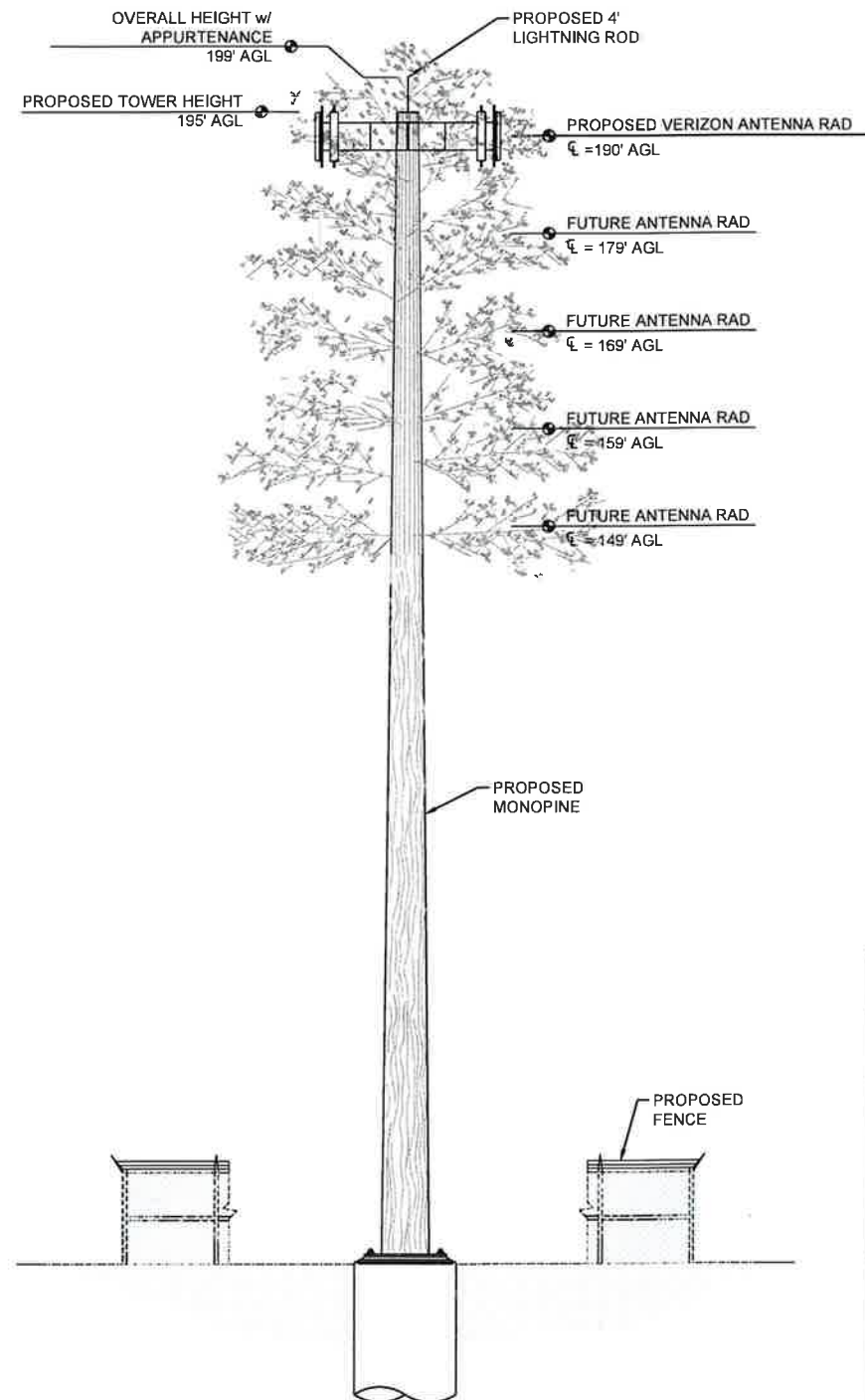
4

of 4

Sheet Size: 11" x 17"

TOWER MOUNT AND TOWER STRUCTURAL DESIGN ARE PERFORMED BY OTHERS AND ARE EXCLUDED FROM THIS SCOPE. TRIUMPH SOLUTIONS ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURAL CAPACITY OF THE SUPPORTING STRUCTURES. CONTRACTOR SHALL COORDINATE WITH AND COMPLY WITH THE PROVISIONS OF THE TOWER DESIGN AND MOUNT CERTIFICATION PRIOR TO INSTALLATION OF EQUIPMENT ON THE TOWER.

MODEL, QUANTITY AND LOCATION OF ALL PROPOSED EQUIPMENT TO BE CONFIRMED WITH FINAL RFDS PRIOR TO INSTALLATION.



- NOTES:

- | | |
|---|---|
| 1. ALL INFORMATION ON THIS PAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL OBTAIN THE LATEST RFDS INFORMATION PRIOR TO CONSTRUCTION. | SUPPLY THE RESULTS TO VERIZON AFTER INSTALLATION. |
| 2. RRHS TO BE INSTALLED IN ACCORDANCE WITH MOUNT MANUFACTURER'S SPECIFICATIONS. SEE RFDS FOR QUANTITY AND LOCATION OF RRHS AND LOCATION. | 4. CONTRACTOR SHALL COLOR CODE AND TAG NEW RF CABLES PER VERIZON STANDARDS. |
| | 5. CONTRACTOR SHALL INSTALL ALL EQUIPMENT ACCORDING TO VERIZON INSTALLATION STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. |

TOWER TOP EQUIPMENT SCHEDULE						
ANTENNA SECTOR	ANTENNA MARK	ANTENNA MAKE/MODEL #	AZIMUTH (0° NORTH)	RAD CENTER	RRU MODEL	ANTENNA CABLE & OVERHEAD DESCRIPTION
ALPHA	A1	PROPOSED ERICSSON AIR3283	0°	190'	-	(2) PROPOSED 1-5/8" HYBRID FIBER CABLES (1) PROPOSED RVZDC-6627-PF-48
	A2	PROPOSED COMMSCOPE NN-65C-HG-R1B	0°	190'	(1) PROPOSED RRUS-4490	
	A3	-	-	-	-	
	A4	PROPOSED ERICSSON AIR 6419	0°	190'	-	
BETA	B1	PROPOSED ERICSSON AIR3283	120°	190'	-	
	B2	PROPOSED COMMSCOPE NN-65C-HG-R1B	120°	190'	(1) PROPOSED RRUS-4490	
	B3	-	-	-	-	
	B4	PROPOSED ERICSSON AIR 6419	120°	190'	-	
GAMMA	C1	PROPOSED ERICSSON AIR3283	240°	190'	-	
	C2	PROPOSED COMMSCOPE NN-65C-HG-R1B	240°	190'	(1) PROPOSED RRUS-4490	
	C3	-	-	-	-	
	C4	PROPOSED ERICSSON AIR 6419	240°	190'	-	

PREPARED FOR:

verticalbridge

PREPARED BY: 

ENGINEER SEAL: _____

GEORGIA
REGISTERED
No. PE038540
PROFESSIONAL
ENGINEER
JOHN R. CUNNINGHAM
11/21/25

[illegible]

US-GA-5769
HIGH POINT_GA

PROJECT ADDRESS: NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

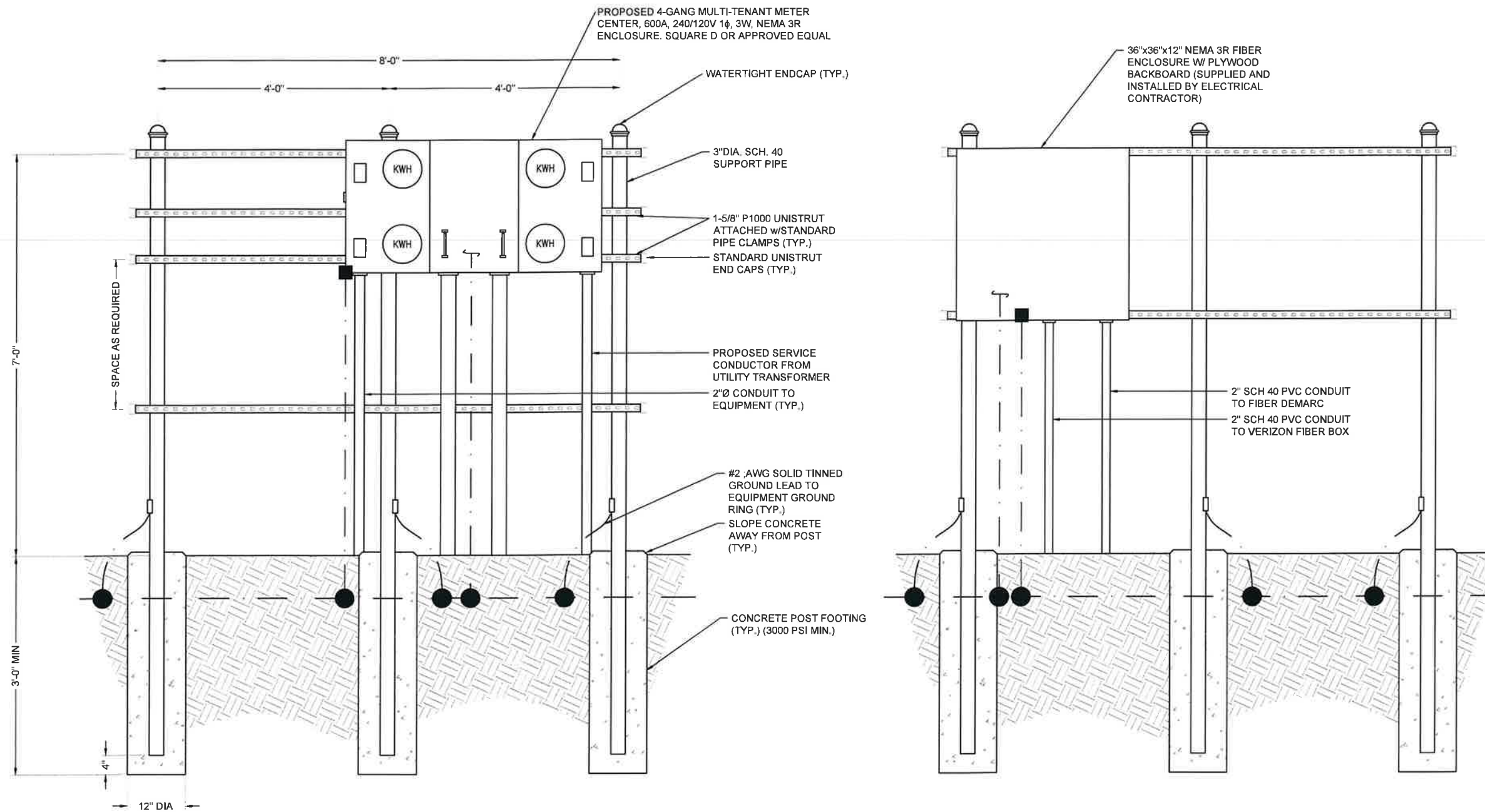
PREPARED BY: _____

DRAWN BY: TME

CHECKED BY: JRC

SHEET NAME: TOWER ELEVATION AND ANTENNA PLAN

SHEET NUMBER: **C-5**



1 UTILITY H-FRAME DETAIL (FRONT)
SCALE: NOT TO SCALE

2 UTILITY H-FRAME DETAIL (REAR)
SCALE: NOT TO SCALE

NOTES: (BOTH DETAILS)

- CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING THE FENCE.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
- SUPPORT POSTS AND UNISTRUTS SHALL BE HOT-DIPPED GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
- PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
- ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUNT TO EXIST.
- REFER TO ELECTRICAL SHEETS FOR ADDITIONAL EQUIPMENT INFORMATION.

SYMBOLS LEGEND

- EXOTHERMIC WELD CONNECTION
- MECHANICAL CONNECTION

PREPARED FOR: **vertical bridge**

PREPARED BY: **TRIUMPH SOLUTIONS, LLC**

ENGINEER SEAL: **GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN R. CUNNINGHAM No. PE038540 11/21/25**

DESIGN REVISION

NO.	DATE	REVISIONS	BY
0	11/21/25	ISSUED FOR CONSTRUCTION	TME

NOT VALID WITHOUT SIGNATURE AND DATE

**US-GA-5769
HIGH POINT_GA**

PROJECT ADDRESS: **NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180**

PREPARED BY: **TME**

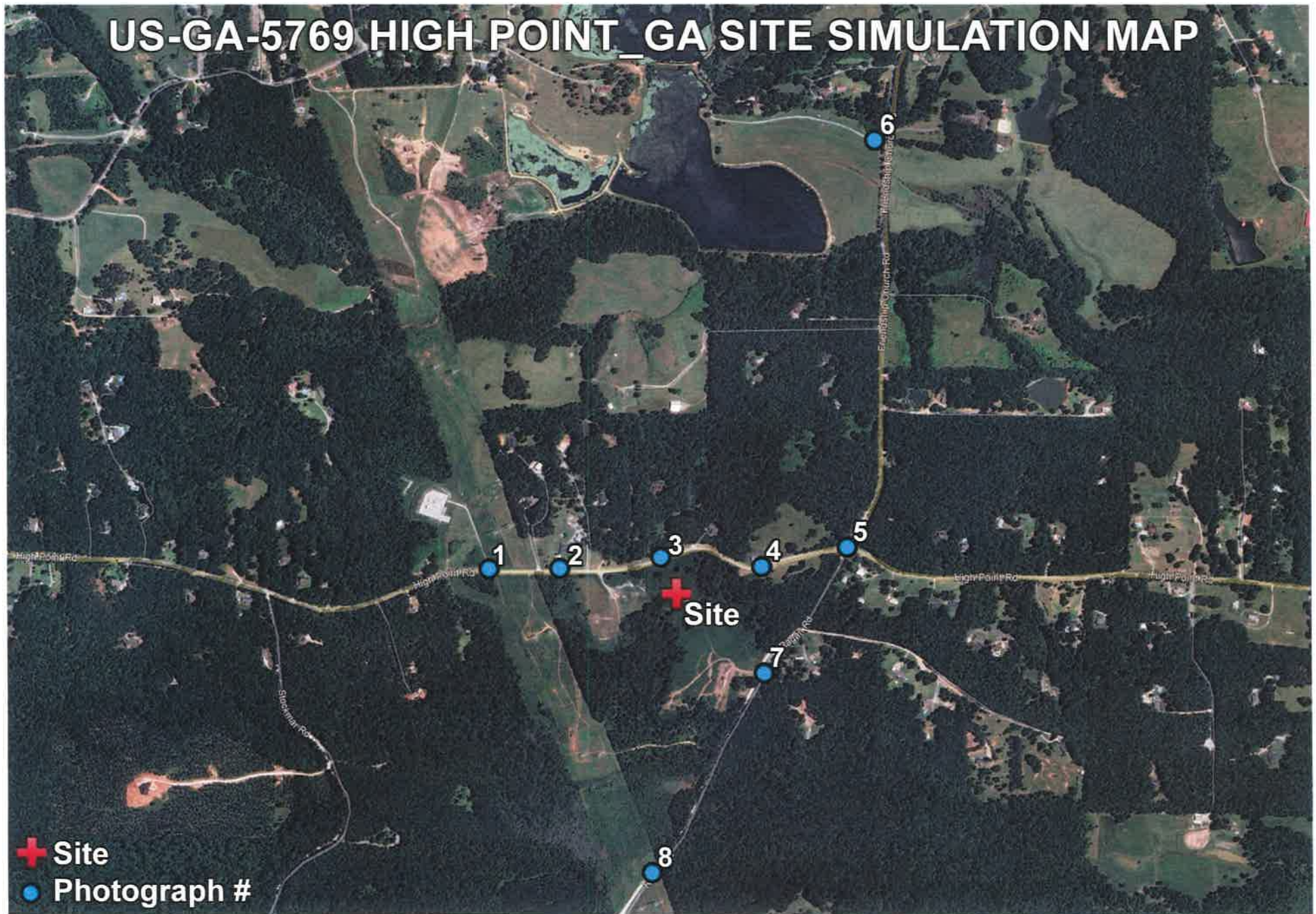
DRAWN BY: **TME**

CHECKED BY: **JRC**

SHEET NAME: **H-FRAME DETAILS**

SHEET NUMBER: **E-7**

US-GA-5769 HIGH POINT_GA SITE SIMULATION MAP





verticalbridge

US-GA-5769 HIGH POINT_GA

NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

**195FT. MONOPINE
SIMULATION**

View #1 from High Point Road
approximately 1,475ft. west of site

Existing View





verticalbridge

US-GA-5769 HIGH POINT_GA

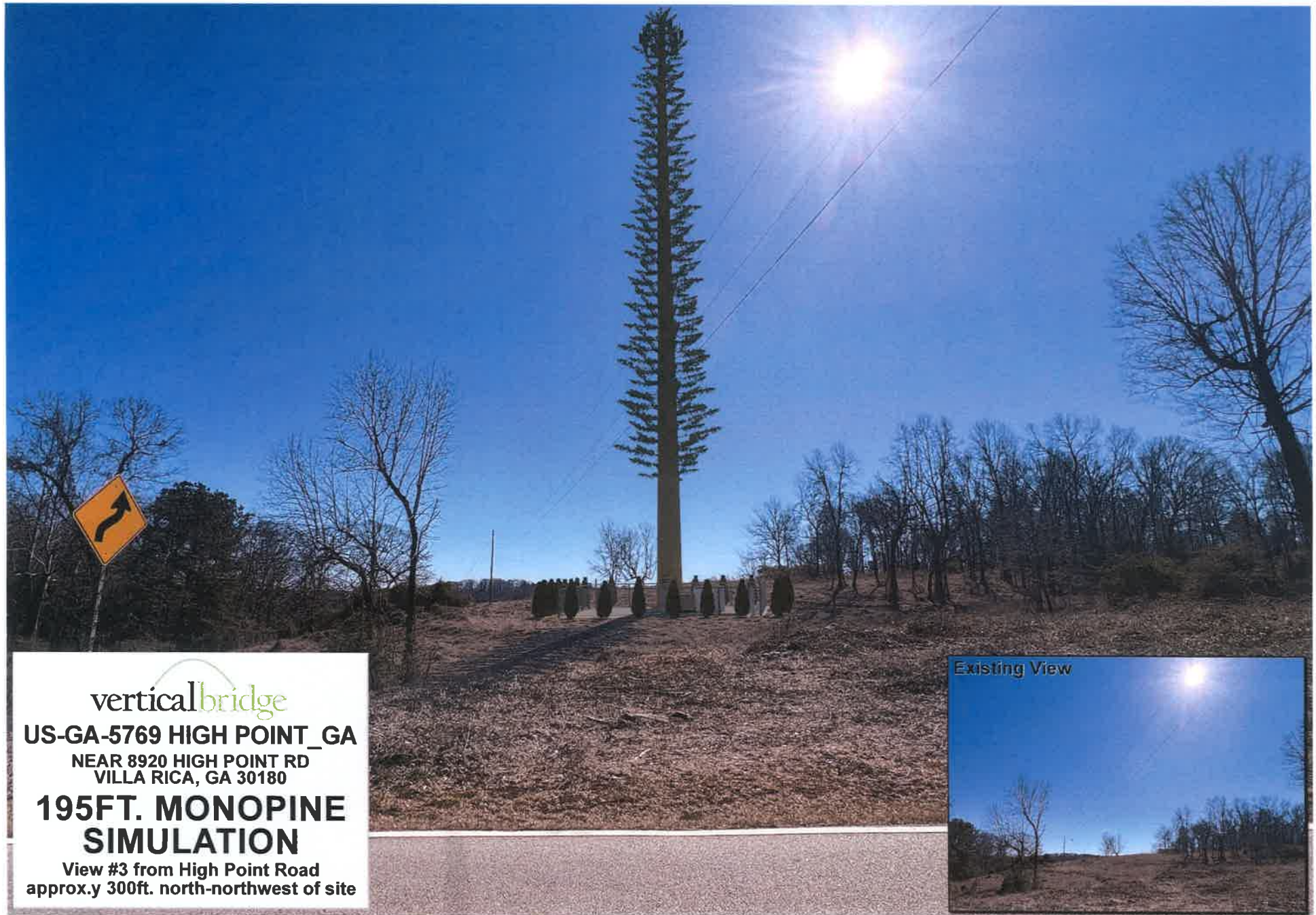
NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

195FT. MONOPINE SIMULATION

View #2 from High Point Road
approx. 835ft. west-northwest of site



Existing View



verticalbridge

US-GA-5769 HIGH POINT_GA

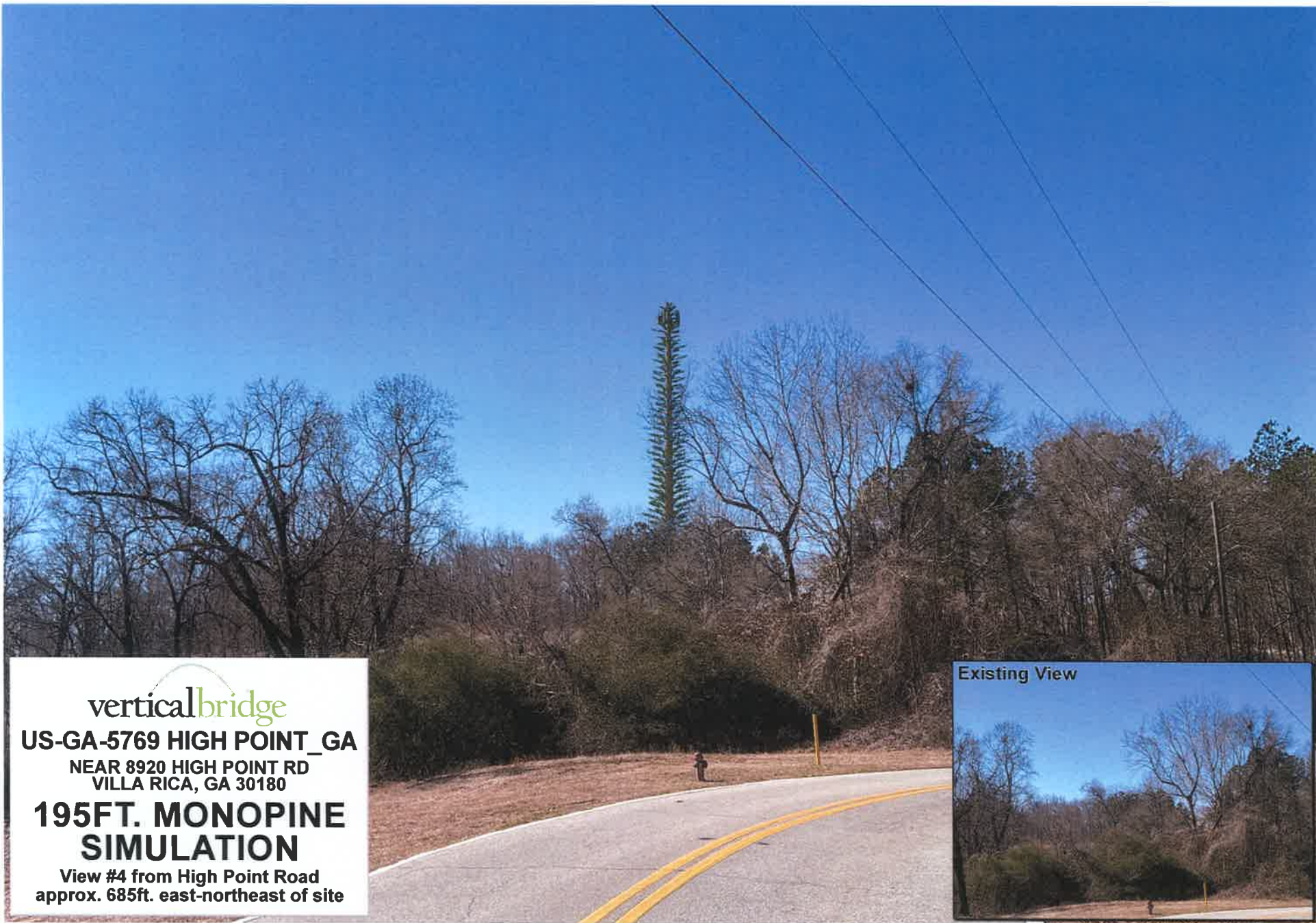
NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

195FT. MONOPINE SIMULATION

View #3 from High Point Road
approx.y 300ft. north-northwest of site



Existing View



verticalbridge

US-GA-5769 HIGH POINT_GA

NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

**195FT. MONOPINE
SIMULATION**

View #4 from High Point Road
approx. 685ft. east-northeast of site

Existing View





verticalbridge

US-GA-5769 HIGH POINT_GA

NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

**195FT. MONOPINE
SIMULATION**

View #5 from High Point Road
approx. 1,400ft. east-northeast of site





US-GA-5769 HIGH POINT_GA

NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

195FT. MONOPINE SIMULATION

View #6 from Friendship Church Road
approx. 3,925ft. east-northeast of site

Existing View





verticalbridge

US-GA-5769 HIGH POINT_GA

NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

195FT. MONOPINE SIMULATION

View #7 from Regan Road
approximately 950ft. southeast of site

Existing View





verticalbridge

US-GA-5769 HIGH POINT_GA

NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

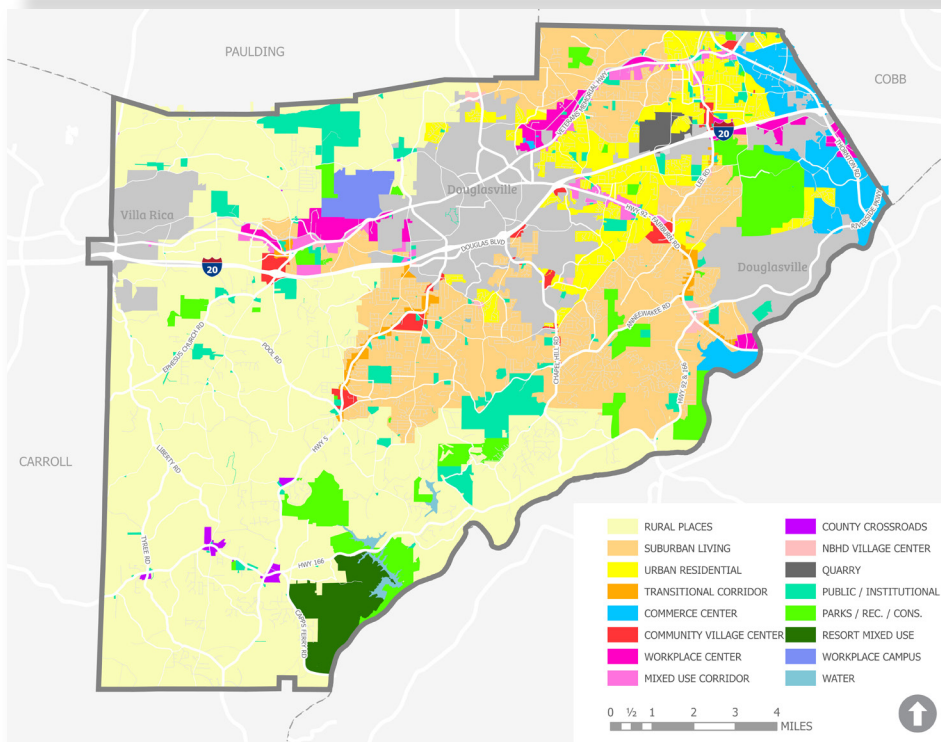
195FT. MONOPINE SIMULATION

View #8 from Regan Road
approx. 2,225ft. south-southwest of site

Existing View



Rural Places



While considered largely suburban, much of Douglas County's identity is tied to its rural, small-town heritage and its pristine natural resources. Although large-scale farms are not a major use within the County, many smaller homestead, hobby-agriculture, and estate farms still exist. Active farming operations and agriculturally-oriented land uses are encouraged within the Rural Places FLU designation. Rural residential developments, including large lot single-family homes, are also appropriate and can accommodate modest residential growth. This FLU designation encompasses sensitive natural resources that require additional protection; thus, conservation activities to mitigate environmentally sensitive conditions are also encouraged within Rural Places. Areas within this category can accommodate limited "County Crossroads" type commercial in identified nodes; however, the intent of the Rural Places FLU designation is to preserve the County's scenic rural landscape and rural-residential community rooted in its agrarian history.

Policies and Implementation Strategies:

- Retain and conserve the rural character in the area
- Protect sensitive natural resources areas and encourage conservation
- Encourage and accommodate the further development of estates and mini-farms that are consistent with growth policies of Douglas and that blend into the overall fabric of the County
- In order to maintain and protect rural character, provide limited service levels to these areas, in terms of transportation and sewer improvements, and do not plan for sewer expansion

Primary Land Uses:

- Large homesteads on individual lots
- Large lot single-family home subdivisions
- Equestrian and golf club communities
- Master planned, single-family developments with an overall density of 1 unit per 3 acres (except within the Dog River Watershed Overlay area), including conservation subdivisions

Community Facilities:

- Typically lacks public water & sewer is not planned.
- Modest level of services planned due to low-density nature of the area.

Master Planned Developments:

- Single-family, agriculturally oriented and open space and master planned developments
- Small integrated commercial as designated.

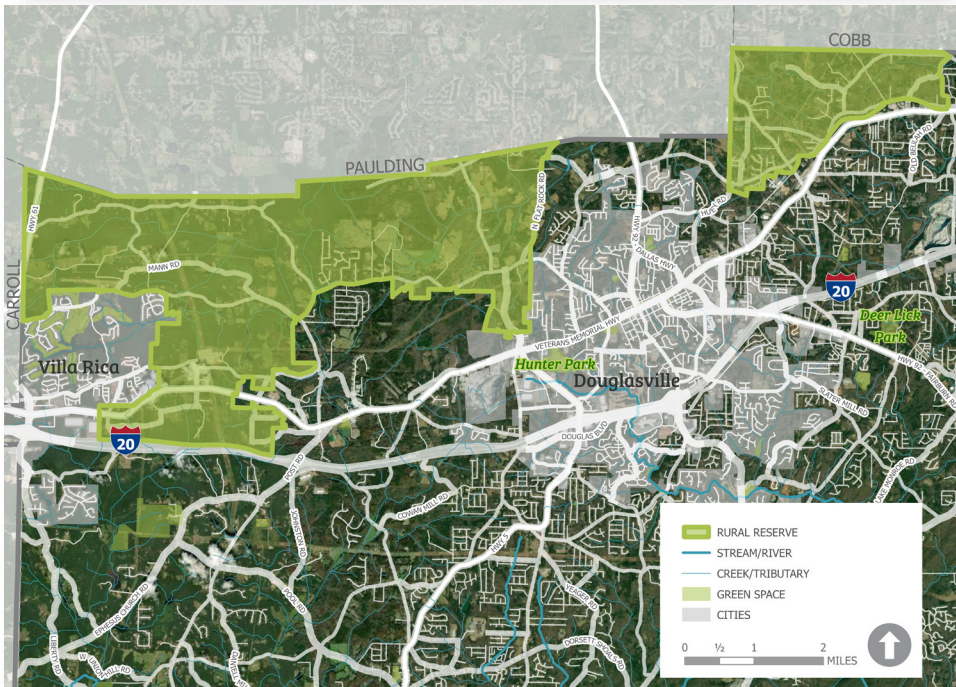
Appropriate Zoning Districts:

- AG
- RA
- C-G
- OI-L Max 3,000 SF
- PUD

Character Areas:

- Resort Conservation
- Byway Reserve
- Dog River Basin
- Winston
- Rural Reserve
- Traditional Neighborhood

Rural Reserve



Rural Reserve

Description

The Rural Reserve are areas where rural character will be the primary development pattern for the foreseeable future. Explored further in the Winston Small Area Plan, these areas reflect where rural character generally should be preserved.

They are in proximity to areas of higher intensity development, but they are limited by expansion of infrastructure and environmental challenges. They are characterized by concentrations of estate residential and hobby agriculture development interspersed with more traditional residential development.

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 largely undeveloped, primarily woodlands and agricultural areas
- Scattered single-family, large lots
- Mud Creek and Gothards Creek systems are dominant natural features

Other Considerations:

- Main purpose of this character area is to protect against suburban residential sprawl.

Vision: A rural, residential community characterized by natural areas, rolling farmland, and county crossroads

Parks, Open Space + Trails Guidance

Given its rural context, appropriate park typologies for the Rural Reserve include larger, community parks and conservation areas. Trail connectivity is a priority in this character area, particularly to Aeromodellers' Park.

Housing Guidance

- Rural Residential
- Suburban Low Density
- Accessory Dwelling Unit
- Cottage Court (limited)

Compatible Zoning Districts for Future Rezoning

- AG
- RA
- R-LD

Future Land Use Changes Can Be:

- Rural Places*
- Suburban Living
- County Crossroads
- Public/Institutional
- Parks/Recreation Conservation
- Transportation/Communication/ Utilities

* Predominant Land Use(s)

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

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: Vertical Bridge c/o Baker Donelson Law Firm
Address: 0 High Point Road, Villa Rica
More Fully Described: Land Lot 236 District 2 Section 5 Parcel 16
Parcel ID: 01380150027
Acreage: 18.53 acres
Use: 195' telecommunications tower and associated ground equipment

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 special use permit request is compatible with the Comprehensive Plan Character Area of Rural Reserve and the Future Land Use Map classification of Rural Places.
2. The special use permit will not modify the intent, purpose or spirit of the Unified Development Code.
3. The special use permit request will not adversely impact public health, safety or welfare.

Conditions:

1. The tower shall be a monopole and shall not exceed 199 feet overall, including the monopole, antennae, lighting, lightning rod, and any other appurtenances.
2. The location and construction of the tower shall be in accordance with all other requirements of the Unified Development Code.
3. At the time of the DRC review, the applicant shall present an alternative lease area on the subject parcel for the tower location that is further removed from High Point Road. If an alternative lease area cannot be identified, the applicant shall provide documentation as to why the proposed lease area is the only suitable location. The Director of Development Services shall have the final determination as to the location of the lease area on the parcel.
4. A review by a radio frequency engineer that is acceptable to Douglas County shall be provided in accordance with Article 3, Section 343(i) prior to the issuance of a building permit for the tower.

Adopted and effective this June 2, 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

DRAFT

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

Application Number	S2026-35
Applicant Name	Jose & Jannica Villanueva
Property Owner Name	Jose Villanueva
Property Address	2725 Brandt Place, Lithia Springs, GA 30122
Land Lot, District, Section, Parcel	Land Lot 919, District 18, Section 2, Parcel 9
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 Future Land Use Map Amendment	n/a
Size (in acres)	1.88
Commissioner District	2
Subject to an HOA, POA, or similar?	n/a
Proposed Use	Short Term Rental
Recommendation on Rezoning Request	Approval
Meeting Date	June 2, 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 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 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 1,220 sq. ft. (heated) single family detached dwelling unit with three bedrooms. The residence was built in 1999 within the Herring Place 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 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

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-35

DATE OF MEETING: June 2, 2026

This site is located at 2725 Brandt Pl. Brandt Pl 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 Brandt Pl is 50' per the County's 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 current traffic data along this roadway

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2025-35

DATE OF MEETING: June 2, 2026

WATER

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

SEWER

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

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

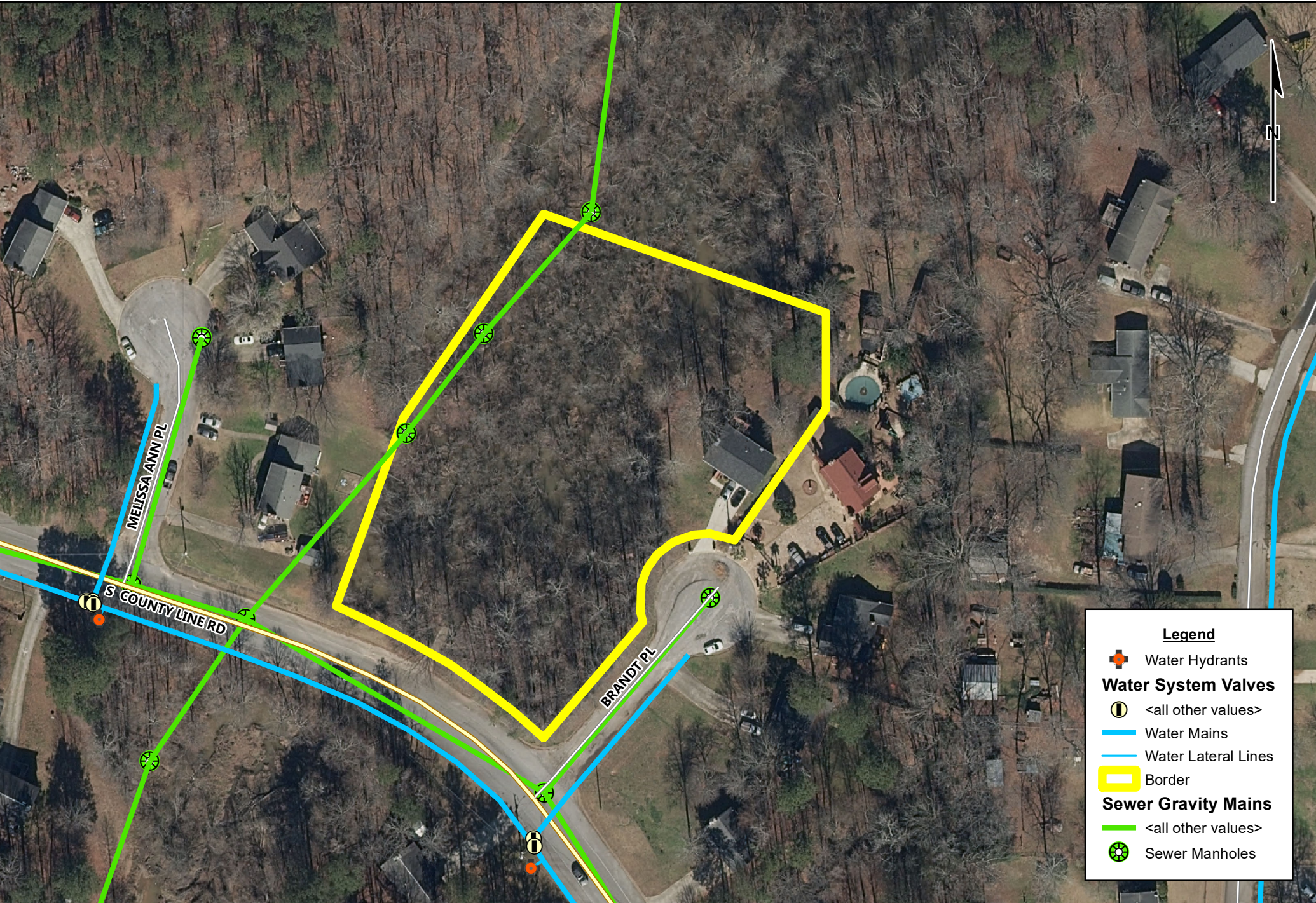
11. Stormwater Concerns:

Floodplain on the property. State waters are present on the property within the Sweetwater Creek Basin. A 50 foot undisturbed stream buffer would apply.

12. Additional Remarks:

No objection

Prepared by: Diana Johnson



Legend

 Water Hydrants

Water System Valves

 <all other values>

 Water Mains

 Water Lateral Lines

 Border

Sewer Gravity Mains

 <all other values>

 Sewer Manholes

Applicant: Jose & Jennica Villanueva
Location: 2725 Brandt Pl
Land Lot: Lot: 919 Dist: 18 Sect: 2 Parcel: 0009
Lot Size: Acres: 1.88
Case #: S2026-35

DDCWSA Impact Study Map



Legend

Storm Culverts

Storm Open Drains

Border

Applicant: Jose & Jennica Villanueva
Location: 2725 Brandt Pl
Land Lot Lot: 919 Dist: 18 Sect: 2 Parcel: 0009
Lot Size: Acres: 1.88
Case #: S2026-35

DDCWSA Impact Study Map



DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S 2026-35 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	6	2.9
Advanced Life Support EMS Unit	1	6	2.9
Aerial Fire Apparatus	1	6	2.9

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes ☒ NO ☐

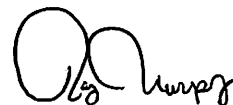
(Supplemental water supplies and hydrants may be required based on specific features of proposed development)

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

May require NFPA 13R Sprinkler Systems & NFPA 72 Fire Alarm.

Comments:

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



5/13/26

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-35
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 43 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: Jose Villanueva 2725 Brandt Place, Lithia Springs, Ga- short term rental

Concerns/ observations: Cul-de-sac - 3 additional homes in cul-de-sac area. Dcso request owner maintains good immediate contacts of guests/ vehicles in case of public safety needs

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: Jose & Jennica Villanueva Case No. S2026-35 Meeting Date: 6/2/26

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?

The majority of the property is wooded.

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

Yes, but not to the nearest neighbor to the east.

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

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-35__ **DATE OF MEETING:** _June 2, 2026_

PROPOSED ZONING: Short-term rental **CURRENT ZONING:** Single Family home

OWNER'S NAME: Jose Villanueva

MAILING ADDRESS:

LOCATION OF PROPERTY: 2725 Brandt Pl, Lithia Spring Ga, 30122

LAND LOT: 919 **DISTRICT:** 18 **SECTION:** 2 **PARCEL:** 9

NATURE OF VIOLATION(S):

NA

PHOTOS ATTACHED: ☐ YES ☒ NO

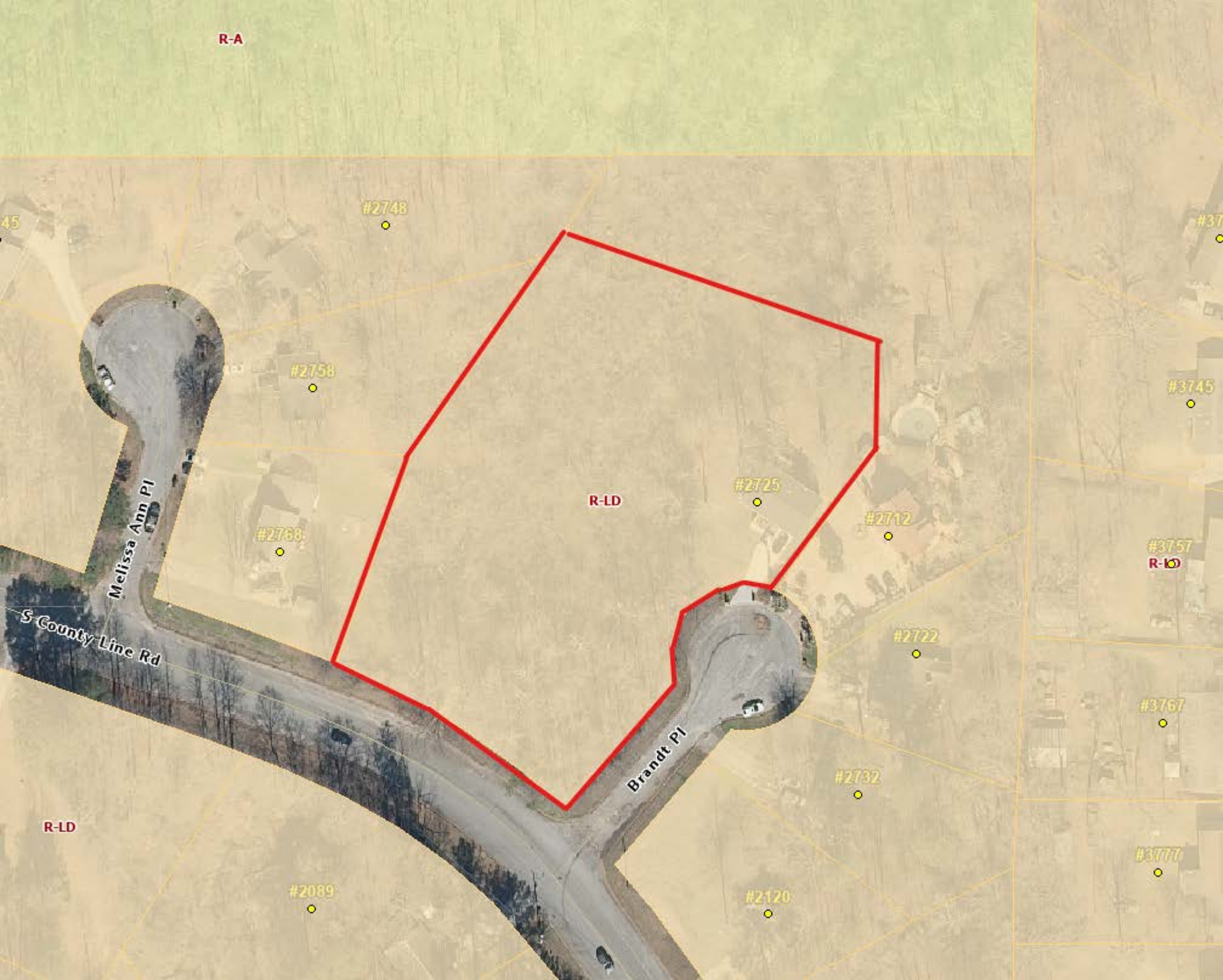
COURT ACTION:

NA

COURT ORDER:

NA

ADDITIONAL COMMENTS:



R-A

#2748

#2758

#2768

R-LD

#2725

#2712

#2722

#2732

#2120

#2089

#3745

#3757

#3767

#3777

Melissa Ann Pl

S County Line Rd

Brandt Pl

R-LD



#2745

#2748

#2758

#2768

#2725

#2712

#2722

#2732

#2120

#2089

#374

#3757

#3767

#3777

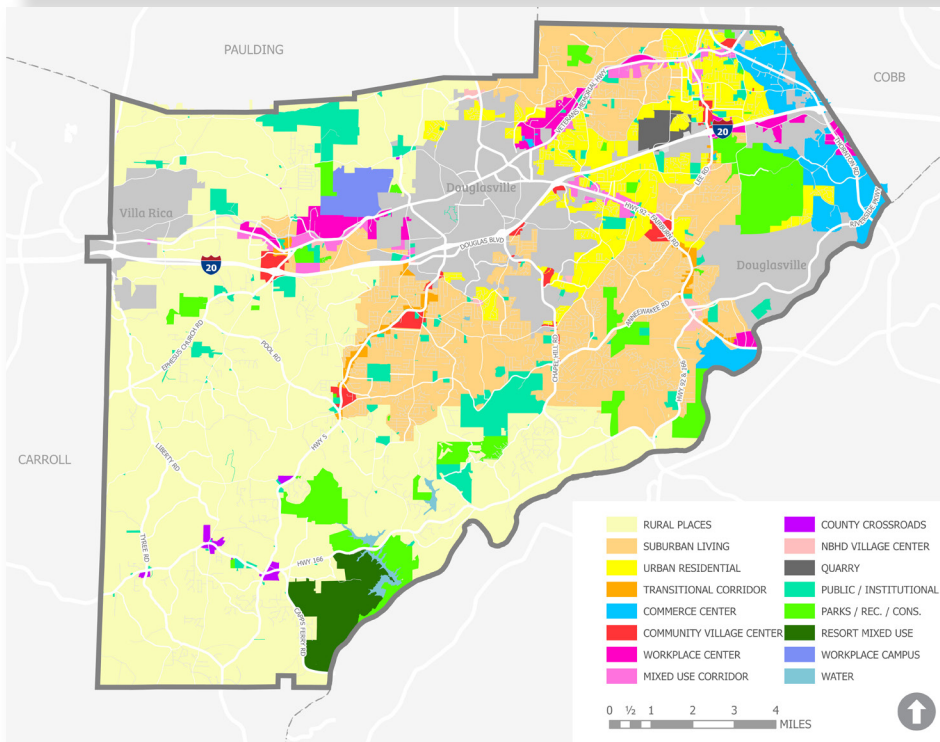
Melissa Ann Pl

S County Line Rd

Brandt Pl



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.

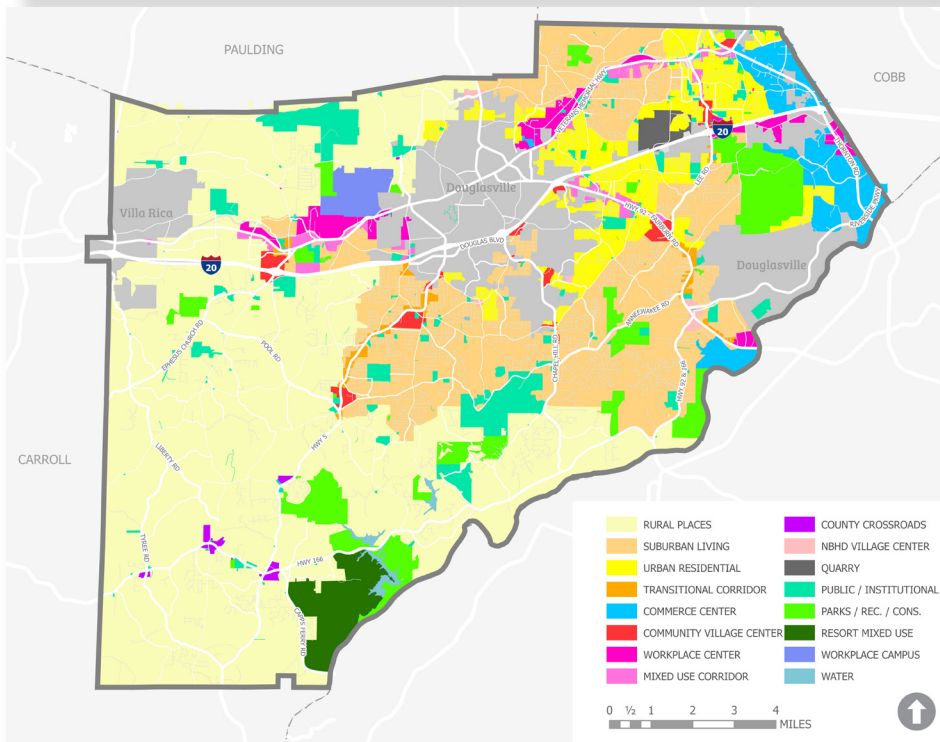
Master Planned Developments:

- 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



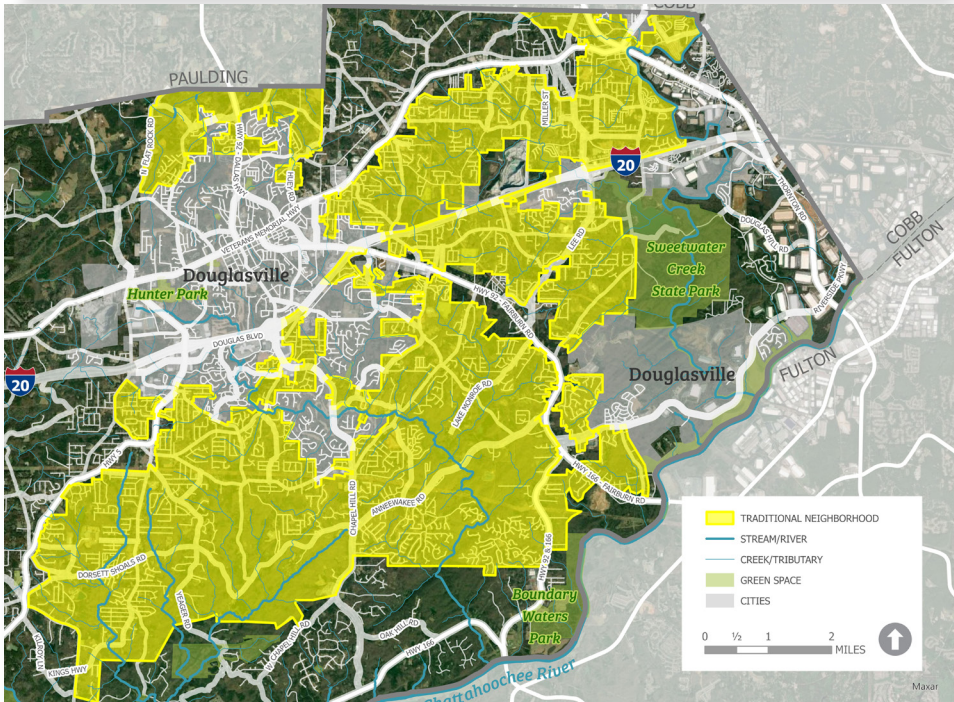
Character Areas:

- 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

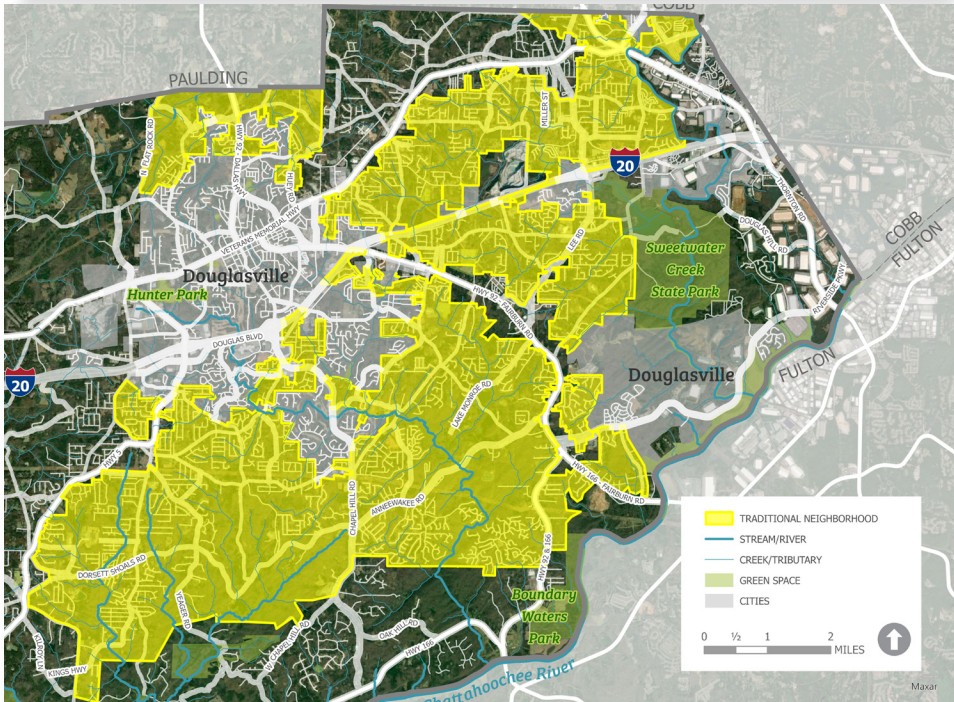
Parks, Open Space + Trails Guidance

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
REZONING STAFF RECOMMENDATION**

Application Number	Z2026-46
Applicant Name	Art Carter
Property Owner Name	1470 Dale Ct, LLC
Property Address	1470 Dale Ct, Austell, GA 30168
Land Lot, District, Section, Parcel	Land Lot: 0257; District: 18; Section: 2; Parcel: 0011; Parcel ID: 0257-182-0011
Current Zoning	C-G, General Commercial
Future Land Use Classification	Commerce Center
Character Area Classification	Westfork
Request	Request for a Rezoning from C-G to LI, Light Industrial, for a Manufacturing Business
Associated Future Land Use Map Amendment	N/A
Size (in acres)	3.14 acres
Commissioner District	2
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Continuation of Previous Manufacturing Business
Recommendation on Rezoning Request	Approval with Conditions
Meeting Date	June 2 nd , 2026

Relevant Code Sections:

Article	Section	Description
4	Division III, Section 4.19	Minimum Lot Development Standards for the LI, Light Industrial, zoning district

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?	Yes
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?	Yes
5.	Are there substantial reasons why the property cannot or should not be used as currently zoned?	Neutral
6.	Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?	Yes
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 applicant is requesting to rezone the property from C-G, General Commercial, to LI, Light Industrial, to continue a manufacturing operation that had operated on the property from at least 2015 under the NAICS code 331210.

The Occupational Tax Certification (business license) was not renewed from time of expiration within a period of 6 months, so the use can no longer be considered a nonconforming use per Article 1, Section 107(b)(3). The property would have to be rezoned to suit the proposed use.

Existing Conditions:

A 50,190 sq. ft. structure, built in 1987, is sited. The structure has six loading bays which face Dale Ct, and the building was built with office and warehousing space.

No active Occupational Tax Certification is active for the property.

Planning Concerns:

The transition of the site from C-G to LI is stark; however, the original platting of the subdivision seems to suggest that the lots were subdivided for an Industrial park. This may not justify the transition of the subject lot to an industrial designation; however, it may give context as to the ethos for the construction of the building as to why it is built to suit a large warehousing & loading use.

The existing conditions of Dale Ct seem to suggest that the active uses along the southerly side of Dale Ct would not be impeded by an adjacent industrial-oriented use. Uses along Dale Ct are the following: Masonry Contractor (1481 Dale Ct), Manufacturing (1471 Dale Ct), and Warehousing – Wholesale & Retail (1451 Dale Ct). The subject site is the only building that derives primary access off of the northerly side of Dale Ct.

The conditioning of the use may be appropriate to limit the uses permitted on this site so as not to encourage the wholesale transition of Dale Ct to Light Industrial zoning (notwithstanding the current uses on the properties).

Recommendation:

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

Findings:

1. The use will not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The use would not introduce a use dissimilar to the current uses along Dale Ct.
3. The use would not adversely affect the public health, safety, or welfare.

Conditions:

Staff is recommending the following **conditions**:

1. The applicant shall submit to the Development Review Committee (DRC) for review and consideration of the development standards of the Unified Development Code and the agency impact statements submitted as a part of this staff report dated June 2nd, 2026. The applicant shall also address any parking, landscaping, and stormwater concerns to be discussed at DRC.
2. There shall be no parking in front of the loading and unloading bays. Adequate parking shall be delineated on a site plan submitted to DRC for review and consideration, and it shall be the determination of the DRC if additional permits are required for construction of additional parking spaces.
3. Outdoor Storage shall not be permitted unless otherwise authorized through a Special Use Permit.

Directive to Staff:

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

The Planning and Zoning Department is directed to conduct an administrative review of the property after the elapse of 24 months from the date of approval. If the use is not vested in accordance with Section 1211 of the Unified Development Code, staff may return this case to the Planning and Zoning Board and Board of Commissioners to initiate a zoning change to revert the property to the previously zoned condition. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A 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: Z2026-46

DATE OF MEETING: June 2, 2026

This site is located at #1470 Dale Ct. Dale Ct is classified as 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 Dale Ct is 50 feet per the County's 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 current traffic data along this roadway

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☐ Special Use Permit

☒ Rezoning

☐ Variance

CASE NUMBER: Z2026-46

DATE OF MEETING: June 2, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Dale Court
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 Dale court
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.

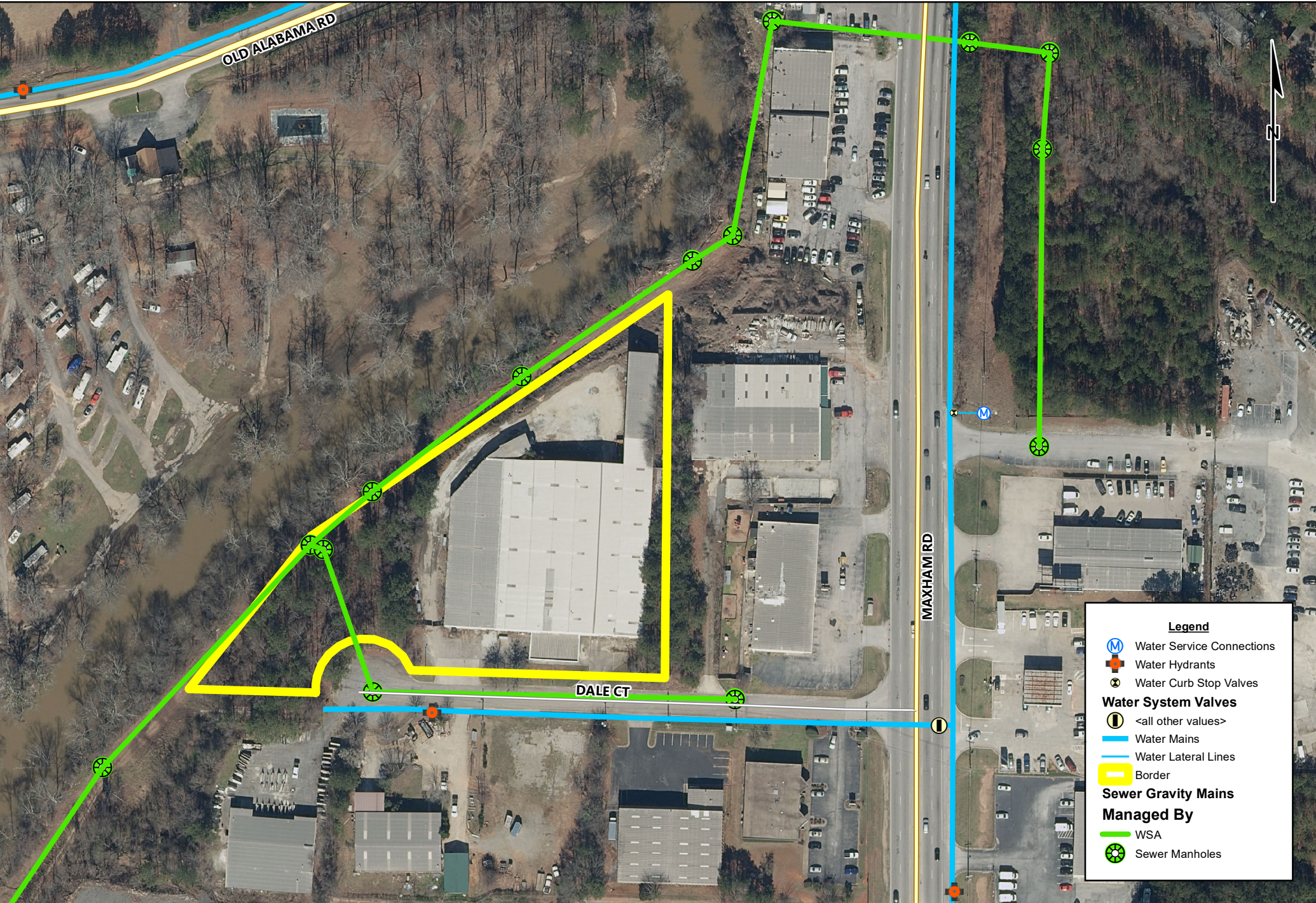
11. Stormwater Concerns:

Floodplain on the property. State waters are present on the property within the Sweetwater Creek Basin. A 50 foot undisturbed stream buffer would apply.

12. Additional Remarks:

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

Prepared by: Diana Johnson



Legend

 Water Service Connections

 Water Hydrants

 Water Curb Stop Valves

Water System Valves

 <all other valves>

 Water Mains

 Water Lateral Lines

 Border

Sewer Gravity Mains

 WSA

 Sewer Manholes

Applicant: Art Carter/ 1470 Dale Court, LLC
Location: 1470 Dale Ct
Land Lot Lot: 550 Dist: 18 Sect: 2 Parcel: 11
Lot Size: Acres: 3.15
Case #: Z2026-46

DDCWSA Impact Study Map



Legend

 Storm Inlets

 Storm Culverts

 Storm Open Drains

 Border

Applicant: Art Carter/ 1470 Dale Court, LLC
Location: 1470 Dale Ct
Land Lot Lot: 550 Dist: 18 Sect: 2 Parcel: 11
Lot Size: Acres: 3.15
Case #: Z2026-46

DDCWSA Impact Study Map

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☐ Special Use Permit ☒ Rezoning ☐ Variance

CASE NUMBER: 2 2026 - 46 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	9	3.9
Advanced Life Support EMS Unit	1	9	3.9
Aerial Fire Apparatus	1	9	3.8

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: _____ Feet Intervals

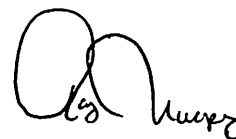
Water Flow Data Required? Yes ☒ NO ☐

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

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

Comments:

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

 5/4/26

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: Z2026-46
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 43 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: 1470 Dale Court, Austell, Georgia. Existing buildings zoned LI seeking same business license and previously granted for manufacturing.

Concerns/ observations: It appears previously this was a metal fabrication business. This is predominately light industrial area. At present time if it conforms to the County standards and it does not pose any safety concerns to neighboring residents Dcso is not opposed at this time.

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: Art Carter Case No. Z2026-46 Meeting Date: 6/2/26

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:

Any parking area being used to meet the minimum required parking count would need to be paved and striped. The gravel parking area to the west of the building and the driveway leading to it will need to be paved. This may trigger stormwater management requirements if it is over 5,000 sf of new impervious surface.

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

There are existing trees along the west side of the property along Sweetwater Creek.

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

Only along Sweetwater Creek.

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

CODE ENFORCEMENT

REQUEST FOR: ☐ Special Use Permit ☒ Rezoning ☐ Variance

CASE NUMBER: Z2026-46____ **DATE OF MEETING:** _June 2, 2026_

PROPOSED ZONING: Manufacturing **CURRENT ZONING:** Manufacturing

OWNER'S NAME: 1470 Dale Court LLC/ Art Carter

MAILING ADDRESS: P.O. BOX 33483 Raleigh, NC 27636

LOCATION OF PROPERTY:1470 Dale Ct, Austell, GA, 30168

LAND LOT: 257__ **DISTRICT:** 18 **SECTION:** _02 **PARCEL:** 11_

NATURE OF VIOLATION(S):

NA

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

NA

COURT ORDER:

NA

ADDITIONAL COMMENTS:

From: [Christopher Small](#)
To: [Johannah Womack](#)
Subject: Re: June Zoning Impacts
Date: Monday, May 4, 2026 5:17:30 PM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Womack,

All applications have been reviewed, and based on the proposed requests, there is no projected impact on the school system's enrollment.

Chris Small, Ed.D.
Assistant Superintendent of Operations
Douglas County School System
770-651-2062

On Thu, Apr 30, 2026 at 8:44 AM Johannah Womack <jwomack@douglascountyga.gov> wrote:

Good morning,

Below are the links to the June 2 zoning impacts. Please return by May 14th.

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgBIETKQxHQSp3HHKc9QzFcAQFCyzyx6ohE4e77rfOy6L0w?e=0QbPs2

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgC8x1QhG8iqQblPISpMWnrZAaK3BtXxoAqH34E2T6OmEvU?e=0HarFD

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgA7y5UhchONSL5cqH1-zn_ZAZf0aUVmvQQH5rPDvwtPIsY?e=nhBNdM

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgDePkhZrL53Q4DL7IodYw58AYVxxS00GjMWgl2Z9HhvalM?e=3vGa8h



C-4

Dale Ct

C-4



Mar 12 12 16 PM '85
RECEIVED
COUNTY CLERK
DOUGLAS COUNTY, GA



Surveyor's Certificate
I hereby certify that this plat is true and correct
as the same was prepared from an actual survey of the property
therein and that all measurements shown hereon
are in accordance with the requirements of the Georgia
Land Surveyors' Act and the requirements of the
Georgia Constitution have been complied with.

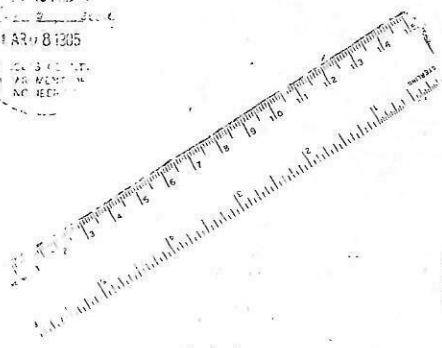
By B. H. Cox Registered Land Surveyor No. 1324

Owner's Acknowledgment
The owner of the land shown on this plat and whose name
is set forth therein and in person or through a duly
authorized agent acknowledges that this plat was made
from an actual survey and consents to the use of the
same for all streets, parks, drainage easements and
public grounds thereon shown which comprise a total of
1.949 acres for the purposes therein expressed.

Subscribed Paul L. Larrison Owner Paul L. Larrison

Witness 6-19-84 Date 6-19-84

This plat is recorded in plat book 13 page 130



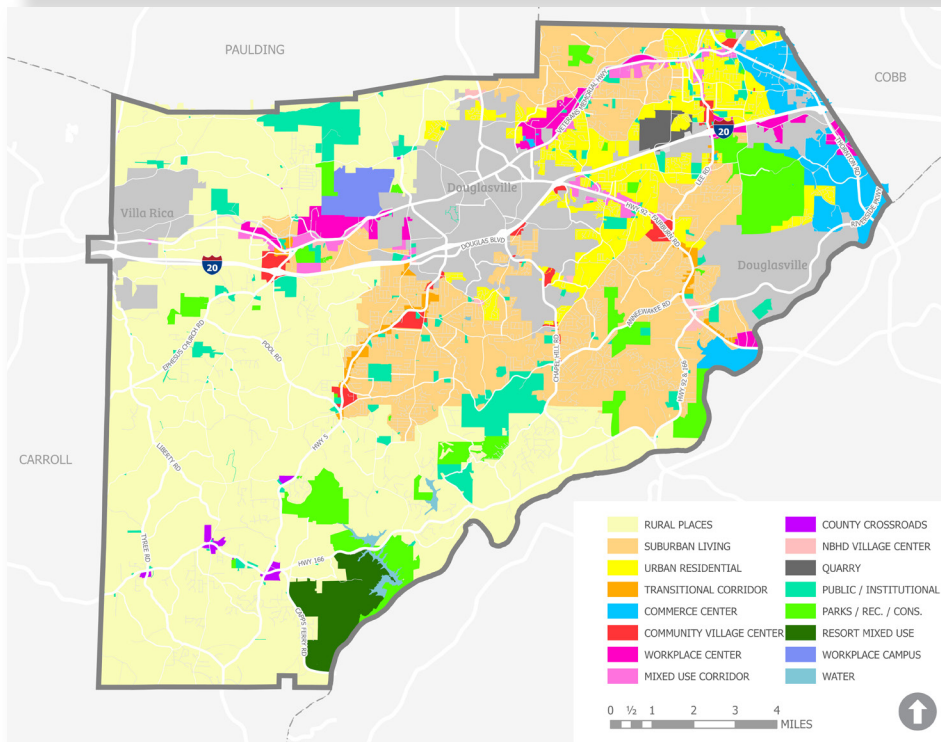
B. H. Cox

AUSTELL ROAD
INDUSTRIAL PARK
UNIT - 1

DATE: 8-29-84

SCALE: 1"=100'

Commerce Center



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

Policies and Implementation Strategies:

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

Primary Land Uses:

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

Community Facilities:

- Public water & sewer
- Major transportation access

Master Planned Developments:

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

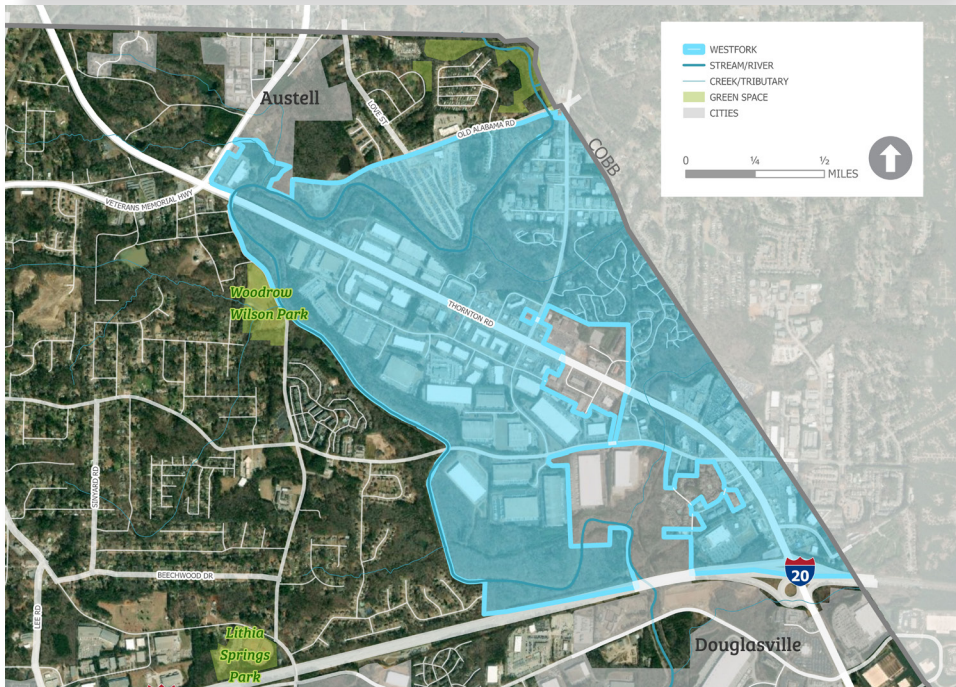
Appropriate Zoning Districts:

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

Character Areas:

- Data District
- Campbellton West
- Westfork

Westfork



Westfork

Description

Westfork encapsulates predominantly light industrial, distribution, and large-scale commercial uses, centering around a master-planned development along Thornton Road. Industrial and distribution uses should not be expanded from this area. Business incubation in its commercial core is encouraged. This area is largely built out and faces little significant redevelopment pressure at this time. There is some existing residential in this area, and this would be an appropriate place for higher density residential. The Lithia Springs Small Area Plan examines Westfork in greater detail and further defines the vision for this district.

Current Character

- Heavy commercial
- Light industrial
- Sweetwater Creek provides a natural buffer

Other Considerations:

- Heavy freight traffic poses a challenge to safety—particularly for pedestrians

Vision: A vibrant commercial-industrial district serving a range of businesses, from those in an incubation stage to more established, large operations

Parks, Open Space + Trails Guidance

Trails and linear parks are appropriate for this character area, and implementation of the Sweetwater Greenway is encouraged. Natural Open Space/Conservation is also appropriate given the area's significant floodplains.

Future Land Use Changes Can Be:

- Commerce Center*
- Parks/Recreation Conservation
- Transportation/Communication/Utilities

* Predominant Land Use(s)

Housing Guidance

- Multi-Family Garden Style
- Townhomes
- Residential Mixed Use

Compatible Zoning Districts for Future Rezonings

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

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: Art Carter

Address: 1470 Dale Ct, Austell, GA 30168

More Fully Described: Land Lot: 0257; District: 18; Section: 2; Parcel: 0011

Parcel ID: 0257-182-0011

Acreage: 3.14 acres

Zoning: Rezoning from C-G, General Commercial, to LI, Light Industrial for a Manufacturing Business

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 will not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The use would not introduce a use dissimilar to the current uses along Dale Ct.
3. The rezoning would not adversely affect the public health, safety, or welfare.

Conditions:

1. The applicant shall submit to the Development Review Committee (DRC) for review and consideration of the development standards of the Unified Development Code and the agency impact statements submitted as a part of this staff report dated June 2nd, 2026. The applicant shall also address any parking, landscaping, and stormwater concerns to be discussed at DRC.
2. There shall be no parking in front of the loading and unloading bays. Adequate parking shall be delineated on a site plan submitted to DRC for review and consideration, and it shall be the determination of the DRC if additional permits are required for construction of additional parking spaces.
3. Outdoor Storage shall not be permitted unless otherwise authorized through a Special Use Permit.

Adopted and effective this June 2nd, 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

DRAFT

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

Application Number	Z2026-37/ S2026-38
Applicant Name	Russell Howard
Property Owner Name	Warehouse Solutions of Richmond County, LLC
Property Address	0 & 4050 King Dr, Douglasville, GA 30135
Land Lot, District, Section, Parcel	Land Lot: 0160; District: 01; Section: 5; Parcel(s): 0078, 0079; Parcel ID(s): 0160-015-0078, 0160-015-0079
Current Zoning	R-A, Residential-Agricultural, and LI-C, Light Industrial with Conditions
Future Land Use Classification	Workplace Center
Character Area Classification	Campbellton West
Request	Request for a Rezoning from R-A & LI-C to LI and a Special Use Permit to Allow Outdoor Storage
Associated Future Land Use Map Amendment	N/A
Size (in acres)	2.013 acres
Commissioner District	2
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Outdoor Storage for a Crane-Rental Company
Recommendation on Rezoning Request	---
Meeting Date	June 2 nd , 2026

Relevant Code Sections:

Article	Section	Description
3	305(b)	Regulations controlling for Outdoor Storage in Industrially Zoned Districts

Prior Zoning Actions:

Year	Case #	Summary of Action
1984	Z1984-49	Request for a Rezoning to M-1, now LI, Light Industrial, for an auto body shop

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?	No
4.	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	No
5.	Are there substantial reasons why the property cannot or should not be used as currently zoned?	No
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
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
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

Special Use Permit Criteria Discussion:

Summary of Proposal:

The applicant is requesting a Rezoning from LI-C & R-A to LI, Light Industrial, and a Special Use Permit to use the subject properties as an Outdoor Storage yard for a Crane Rental company. The access will be from the existing business across multiple lots at 4085 Riverside Dr that fronts Riverside Dr and Hwy 166 – Hwy 154. The Outdoor Storage use at the properties fronting Hwy 166 – Hwy 154 and Riverside Dr has been ongoing prior to the requirement that Outdoor Storage receive a Special Use Permit prior to commencement of the use, and the request is an expansion of that Outdoor Storage use.

Existing Conditions:

The primary office for the business is located at 4085 Riverside Dr, and the existing site comprises 5 parcels of land for approximately 3.192 acres.

The subject properties have been cleared of debris previously and also some, existing vegetation and trees.

This property is subject to an active violation for the use of the site as an Outdoor Storage lot through Code Enforcement.

Planning Concerns:

The lots intended for use comprise lots originally platted as a part of the Riverside Gardens subdivision which provided for approximately 100'-wide lots at a depth of approximately 400'. As a result, the lots are fairly small, so additional scrutiny should be given to properties that propose development on lots within the existing subdivision because of the limited width of these lots to buffer from viewshed and off-site impacts to neighboring properties.

The utility of expansion of existing industrial-oriented uses to the north along King Dr does not appear necessitated by unanticipated market or other conditions not anticipated by

the Comprehensive Plan. The Comprehensive Plan anticipates the Workplace Center to develop into employment-generating, integrated nodes along major highway corridors with importance on buffering, viewshed protection, and off-site impact mitigation. The use of two, originally residentially platted subdivision lots that abut existing single-family detached residential does not necessarily show deference to the established character along King Dr nor signal compatibility with orderly development as outlined in the Comprehensive Plan. It could be that the re-orientation of the existing development and Outdoor Storage along Hwy 166 – Hwy 154 (main office of 4085 Riverside Dr) could be more appropriate so as not to introduce new industrial development north along King Dr and also to utilize the existing land area historically used for Outdoor Storage. It is necessary to note that Outdoor Storage would only have to abide by a 25' side and rear yard setback as opposed to the 100' setback for LI, Light Industrial, where abutting residentially zoned lot(s). What this means is that, if a building were proposed at 4050 King Dr, the parcel to the north included in this request would be used in full as a setback area for any structures; however, since no buildings are proposed, only the 25' side and rear yard setbacks would have to be abided with a 50' incompatible use buffer present where abutting residentially zoned property.

Recommendation:

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

Findings:

1. The use would modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The use would introduce a character of development inconsistent with the established character of King Dr.
3. The use would adversely affect the public health, safety, and welfare.

Conditions:

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

conditions:

1. There shall be no access onto King Dr.
2. A 50' incompatible use buffer shall be maintained, undisturbed, and re-planted where currently disturbed where abutting residentially zoned property and shall not be reduced.
3. If site lighting is installed, it shall be directed away from off-site, adjacent property with no spillover effect.
4. The applicant shall install an eight-foot, solid masonry wall where abutting residentially zoned property. Screening shall be opaque, maintained in good condition, and finished on both sides with brick masonry.

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: Z2026-37 & S2026-38

DATE OF MEETING: June 2, 2026

This site is located at #4018 King Dr. King Dr is classified as a Minor Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 35 MPH. The Right-Of-Way width along King Dr is 50 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. There shall be no direct access to King Dr.
2. The frontage of King Dr shall be improved to meet current UDC Code requirements that will be defined in detail during DCR Committee meetings.

Traffic Information

King Dr ADT Volumes: (2021) – 858, (2023) – 1,129, (2025) – 1,332

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: Z2026-37/S2026-38

DATE OF MEETING: June 2, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 6" main in King Drive
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?
No

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
Yes, 8" sewer in Palmer Falls Subdivision; 4000 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.

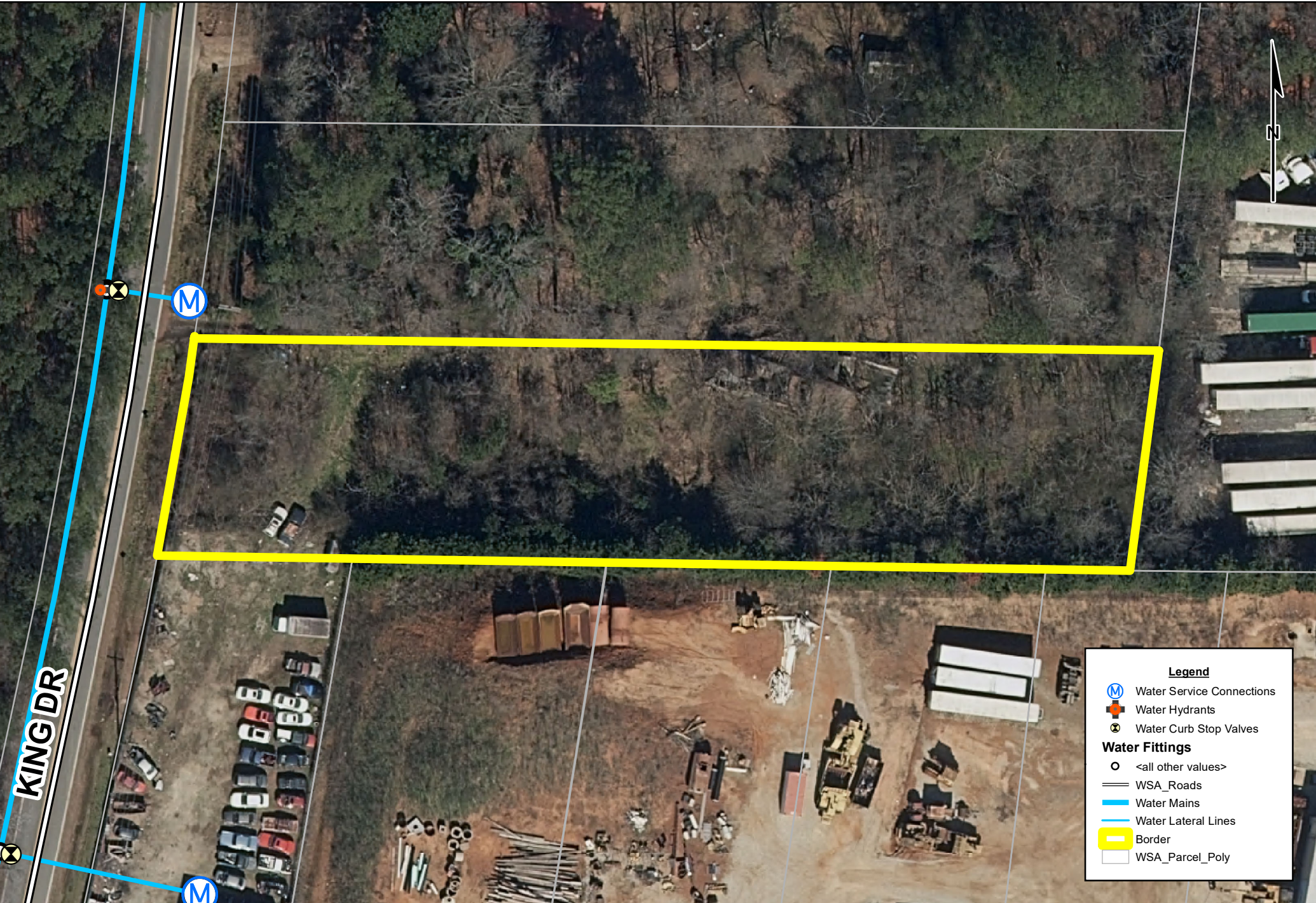
10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

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: Russell Howard
Location: 4050 King Drive
Land Lot: Lot: 160 Dist: 1 Sect: 5 Parcel: 01600150078 & 01600150079
Lot Size: Acres: 2.013
Case #: Z2026-37

DDCWSA Impact Study Map





Applicant: Russell Howard
Location: 4050 King Drive
Land Lot: Lot: 160 Dist: 1 Sect: 5 Parcel: 01600150078 & 01600150079
Lot Size: Acres: 2.013
Case #: Z2026-37

DDCWSA Impact Study Map



DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: 82026-38 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	6	4	1.5
Advanced Life Support EMS Unit	6	4	1.5
Aerial Fire Apparatus	9	11	6.8

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes ☒ NO ☐

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

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

Comments:

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

 5/13/26

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-38
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 43 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.

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: Russell Howard Case No. S2026-38 Meeting Date: 6/2/26

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, assuming no new access to King Drive.

5. Additional comments by the Engineering Department:

Since acquiring the properties, the owner has cleared out a lot of illegal dumping debris but cleared the trees from the property more than they were allowed to in the process. Since then there have been instances of the owner using these parcels for outdoor storage of equipment and supplies, which has been handled through Code Enforcement.

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

No.

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

No.

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

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-38_ **DATE OF MEETING:** _June 2, 2026_

PROPOSED ZONING: Gravel Storage **CURRENT ZONING:** Undeveloped

OWNER'S NAME: Warehouse Solution of Richmond County LLC

MAILING ADDRESS: PO BOX 2371 Rockingham NC 28380

LOCATION OF PROPERTY: 0 & 4050 King Dr Douglasville Ga 30135

LAND LOT: 160 **DISTRICT:** 1 **SECTION:** 5 **PARCEL:** 78,79

NATURE OF VIOLATION(S):

Using a vacant lot for storage that needs to be rezoned

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

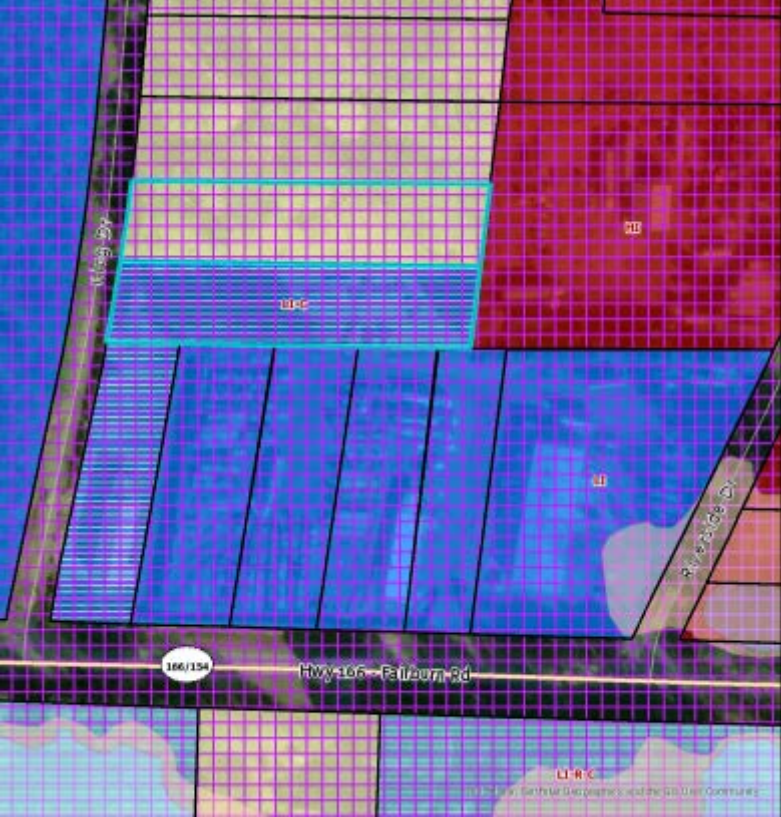
Pending

COURT ORDER:

Pending

ADDITIONAL COMMENTS:

All actions are pending the outcome of this hearing



LI-C

LI

LI

166/154

Hwy 166 - Fairburn Rd

Riverside Dr

LI-R-C

Grid is based on Township 46 North and Range 10 West Coordinates

100

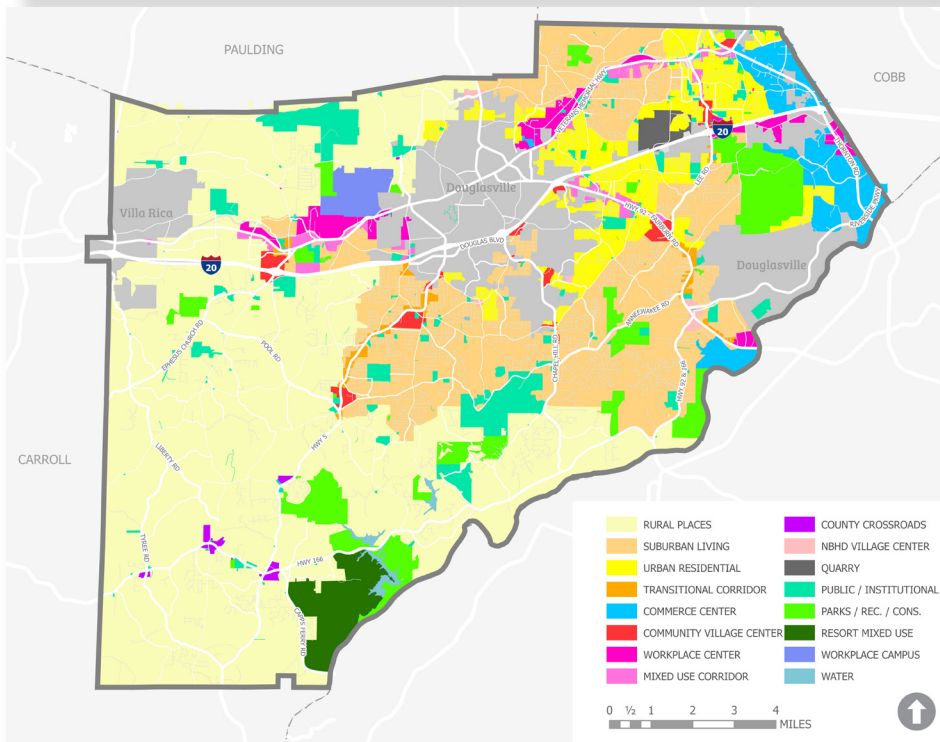
[illegible]

166/154

Hwy 166 - Fairburn Rd



Workplace Center



Workplace Centers identify suitable locations for current and future intensive commercial, office, and technology development along major highway corridors. The expectation for businesses located in Workplace Centers is that they are considered to be major employment generators; integrated office parks and similar developments are encouraged. Development within Workplace Centers should respond to their designated Character Area and other Master Plans or Small Area Studies that area applicable.

From an urban design standpoint, the most critical element in creating a visually appealing workplace center is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses. Vast amounts of parking and loading/unloading areas should be screened from view. Where possible the parking areas should be distributed to two or more sides of the business to “visually scale down” the size of the parking lot. Inter-parcel access between sites should be used whenever possible. Grouping or “clustering” of shops with commingled parking, landscaping and pedestrian areas in encouraged.

Typically, these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes. Planning for appropriate transportation access and in some cases, expansion is a priority. In addition to vehicular access, improving bike/pedestrian and transit connections along these corridors is important.

Primary Land Uses:

- “Showplace” operations such as offices and research facilities, sales and show rooms, and medical complexes
- Comprehensive and cohesive unified projects that integrate commercial, office, and on occasion, residential uses
- High rise office buildings
- Retail, dining, personal business and professional services that support the employment base and local residents
- Major commercial shopping, including department stores and “big box” uses, that is integrated into the overall design of the complex
- Warehouse, distribution, and wholesaling businesses when transportation facilities are sufficient
- Light industrial uses within planned centers
- Convention hotels and motels

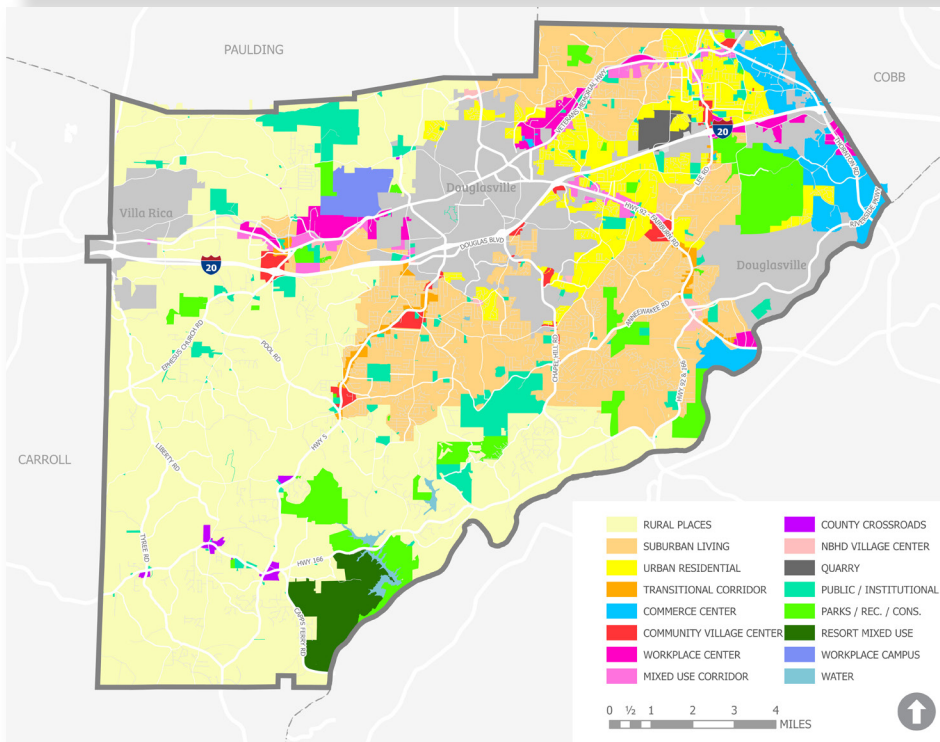
Community Facilities:

- Public water & sewer available or planned in the near future
- Arterial access
- Rail access
- Regional public facilities

Master Planned Developments:

- Urban design characteristics and unity are major characteristics within planned developments.

Workplace Center



Appropriate Zoning Districts:

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

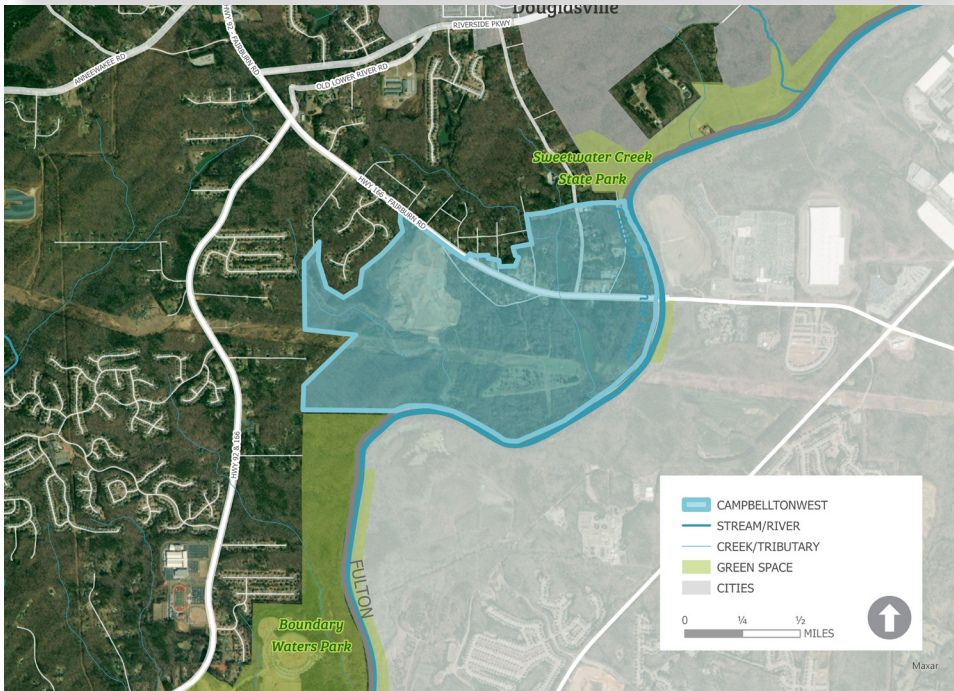
Character Areas:

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

Policies and Implementation Strategies:

- Workplace centers should be designed as a coordinated whole and integrated into surrounding character of the center. Office and industrial parks are encouraged.
- Buildings should be designed to conform to architectural standards and oriented in close proximity to each other to facilitate walking instead of driving.
- The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable, instead utilizing similar colors, materials, and textures as well as repeating patterns, rhythms, and proportions found within the architecture of other buildings in the center can be utilized to achieve unity.
- A transition from low buildings at the site perimeter to larger and taller structures on the interior of the site is encouraged.
- Use lighting to draw attention to window displays, signs, and store information and buildings architectural details.
- Signage should be consistent in scale with other signs within the corridor/center, and that complement a building's architecture.
- Where parking structures have a strong relationship to the street or other pedestrian areas, the lower level of the structure should be activated with pedestrian-related improvements, storefronts, or alternative uses and enhanced landscape treatment to soften the structure. Other sides of parking structures should also be landscaped with increasing intensity the more visible the parking structure is from surrounding uses.
- Workplace centers should include pedestrian spaces scaled with respect to the size and demands of the particular use. The space should incorporate landscaping, shaded areas, and seating opportunities for customers and employees.
- Shared parking, or providing parking with adjoining development between owners or developers of adjoining properties, is encouraged.

Campbellton West



Campbellton West

Description

The Campbellton West area is a legacy development center of older industrial uses. Light industrial uses should be contained to the footprint of this area and not expanded. Some areas will be limited to development due to environmentally sensitive conditions including topography, floodplains and Chattahoochee River Corridor Protection regulations. Expansion of recreational uses in otherwise undevelopable areas is appropriate.

Current Character

- New industrial office park with campus-like feel
- Bordered by Chattahoochee River

Other Considerations:

- Desire to see land around Boundary Waters Park developed into an arts and culture destination

Compatible Zoning Districts for Future Rezonings

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

Vision: An area primed for redevelopment into the next generation of industrial and commercial uses that incorporates spaces to celebrate the arts and the County's unique culture

Future Land Use Changes Can Be:

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

* Predominant Land Use(s)

Parks, Open Space + Trails Guidance

Campbellton West lacks any parks or trail facilities, but Boundary Waters Park lies just south of the character area. Because of the lack of residential, additional community parks are not needed. The focus of this character area is developing linear parks/trails to connect to the Chattahoochee Riverlands. Because of its proximity to the Chattahoochee River, parts of Campbellton West are subject to development restrictions; therefore, natural open space and conservation areas characterize much of this character area.

Housing Guidance

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

Douglas County Board of Commissioners
4655 Timber Ridge Drive
Douglasville Ga 30134

From:
Judy Burns
4018 King Drive
Douglasville Ga 30135
05/02/2026
RE: Zoning on King Drive

I received a letter showing 4018 King Drive asking for permit to allow to expand a gravel lot extension. This address belongs to me. I need all documents related to my address be corrected and 4018 removed from the permit.

I have noticed the signs up for rezoning next to my house for a parking lot area. I request that you deny this rezoning for the following reasons:

They have already cut down almost all the trees on the two plots next to me. The noise is unbearable at all hours of the day and night.

The ball field lights already shine in the bedroom windows for my family.

The traffic that they have created is much worse than the past on both my small road and the main highway area.

They stop traffic pulling in the big cranes and trucks going out in the morning to jobs and coming back in the afternoon.

The smell of fuels is horrible on this end now and I am worried about the health of my family and my animals.

They run 24 hours a day as they advertise on their website, and we get woken up at all hours.

All the neighbors on this end are complaining about these issues.

I believe that if you let them build that parking area the noise will double and lights will be worse.

A handwritten signature in black ink, appearing to read "Judy Burns". The signature is fluid and cursive, with the first name "Judy" being more prominent and the last name "Burns" following in a similar style.



[Menu](#)

Rockingham - Headquarters

405 W US HWY 74, Rockingham, NC 28379-7077

T: (888) 997-7701

E: corporate@superiorcranes.com

Asheville, NC

155 Bradley Branch Rd
Arden, NC 28704

T: (828) 399-1672

E: asheville@superiorcranes.com

Atlanta, GA

4085 Riverside Dr
Douglasville, GA 30135

T: (470) 805-0381

E: atlanta@superiorcranes.com

DOUGLAS COUNTY BOARD OF COMMISSIONERS

May 2, 2026

Zoning on King Drive

I am resident of Britt Rd. down near Fairburn and Riverside. I am writing this to ask you to limit the traffic and zoning/expansion of Superior Crane. They have a zoning notice up on King drive. They have already impacted traffic on my rd and on the surrounding roads on this end of the county. It is hard to sleep because of the vibrations and sudden loud noises that occur with the work they do at night, all night. Please respect the peaceful neighborhood that we have had all these years previous to the Crane Company being here.

2074 Britt Rd
Douglasville, GA
30135

Linda Hill

Linda Hill

Douglas County Board of Commissioners

4655 Timber Ridge Drive

Douglasville, Ga 30135

05/02/2025

To the board:

Hello,

I am a resident of King drive. I have recently seen the signs for rezoning for the Superior crane company. I am requesting that you deny the rezoning. We already have enough issues with the crane company on this end of the county.

Currently the noise and vibrations of the crane company affects the mental stability of my sons service dog and my autistic/disabled son. He has been a nervous wreck for months due to the noise, beeping, smells, and vibrations from the equipment that now runs all hours of the day and night. We have had to put him on meds and find ways to keep them both calm, but some days it is unbearable for the whole household.

Also, the lights shine in our windows to all our bedrooms at night. Due to this it is definitely making it more difficult for us to sleep.

My neighbors are having the same issues.

The traffic in the morning and afternoon is horrible when they leave and come back for jobs. They are on the map as a warehouse. They are not just storing there. They operate an entire business all day and night.

The cranes and trucks use King drive even though it is dangerous on our small curvy road. We have school buses that come down our road, this is very dangerous for children.

The employees have lied about being with the county when caught on other peoples properties down here. They have told my mother that they have deep pockets and have a commissioner in their pocket. They stated that they will get whatever they want due to this.

They have already moved their equipment and started parking on the residential plot regularly. If you let them cut down the rest of the trees/buffer zone then they will be able to see in all my windows, we will no longer have privacy in our yard or house.

We have peacefully been down here paying taxes for over 40 years.

My mom planned on retiring here as it has always been peaceful on this end of the county until the county allowed the crane company to move on top of us.

Both sets of neighbors have the same above issues, but some do not want to get involved with county issues.

 5/2/26
Kristal Hook

Board of commissioners

Douglas County

05/02/2026

To whom it may concern:

I am currently a resident of Douglas County. I have noticed the signs up for rezoning onto King drive for the superior crane company that is on riverside off Fairburn rd just before the bridge almost into Fulton County. Please do not approve this change for a parking lot on King drive. The Crane company has already caused problems with traffic every morning and afternoon on my way to work. The cranes cause major backup in traffic early at 4:30 a.m. to 5:00 a.m. every morning. This has caused a longer commute affecting both King drive traffic and main highway traffic. I also believe that a redlight is needed and road expansion due to the company running a full business there.

Roberta L. Reed

Douglas County Board of Commissioners

Zoning Department

May 2026

Dear board members,

I am writing to you regarding the Superior Crane Company down on Riverside near King drive. I have noticed the big yellow zoning signs that have recently been posted. I am concerned that this "paving" or parking lot storage lot will cause more of a traffic issue than we already have.

This crane company that is on such a small road should not even be operating such a large-scale business on a small set of lots so close to Douglas County residents and in such a bad spot for traffic hindrance.

The morning commute is more dangerous with the cranes and trucks pulling out large commercial vehicles in such a small two-lane high traffic area right next to the Chattahoochee Bridge. I noticed on the zoning map that the plots of land this heavy commercial company is operating on states that it is light commercial or industrial.

The commute will be much worse if you let them expand the parking lot and business on this end of the county. It already causes many issues on surrounding roads.

Kimberly R. Rouse

Board of commissioners

Douglas County

05/02/2026

To whom it may concern:

I am currently a resident of Douglas County. I have noticed the signs up for rezoning onto King drive for the superior crane company that is on riverside off Fairburn rd just before the bridge almost into Fulton County. Please do not approve this change for a parking lot on King drive. The Crane company has already caused problems with traffic every morning and afternoon on my way to work. The cranes cause major backup in traffic early at 4:30 a.m. to 5:00 a.m. every morning. This has caused a longer commute affecting both King drive traffic and main highway traffic. I also believe that a redlight is needed and road expansion due to the company running a full business there.

A handwritten signature in black ink, appearing to read "Scott W. R.", is located in the lower right quadrant of the document. The signature is fluid and cursive.

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

Application Number	S2026-39
Applicant Name	Gulf South Tower/ Clark Davidson
Property Owner Name	Jarita Bretherton and Sara Richardson
Property Address	4371 Hwy 92 & 166, Douglasville GA 30135
Land Lot, District, Section, Parcel	Land Lot 138 District 1 Section 5 Parcel 27
Current Zoning	Residential Low Density
Future Land Use Classification	Suburban Living
Character Area Classification	Traditional Neighborhood
Request	Request for a 195' telecommunications tower
Associated Future Land Use Map Amendment	n/a
Size (in acres)	10.72 acres
Commissioner District	2
Subject to an HOA, POA, or similar?	no
Proposed Use	Lease area for new telecommunications tower
Recommendation on Rezoning Request	Approval with conditions
Meeting Date	June 2, 2026

Relevant Code Sections:

Article	Section	Description
2	210	Table 2.2 allows for alternative tower structures in the residential zoning districts by SUP
3	343	Regulations for specific uses for radio, television and telecommunications

Prior Zoning Actions:

Year	Case #	Summary of Action
n/a		

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?	Neutral
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?	Neutral
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?	Neutral
8.	Will the hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	Neutral
9.	Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, or location of buildings or other structures on neighboring properties?	No

Special Use Permit Criteria Discussion: The Unified Development Code articulates a preference for telecommunications facilities to be located on public property or non-residentially zoned parcels. In instances where that is not possible, the code directs that towers should not exceed 100 feet in height if located on a residentially zoned parcel, and should not be sited so as to have negative impacts on historic or scenic areas.

Douglas County has approximately 60 telecommunications towers of various heights throughout the county. 195' essentially keeps it below the height that triggers FAA Regulations for tower lighting, and is comparable with similarly situated towers. The applicants have submitted coverage maps showing the need for greater service in the area, and the potential visual impacts of the new tower. The Zoning Procedures Law requires that time be set aside for public comment on applications. Consideration should be given to feedback from proponents and opponents of the request as to whether the need for better service outweighs the potential visual impact.

Criteria for Consideration of a Telecommunications Tower: The UDC identifies 17 criteria for consideration in the approval or denial of a telecommunications tower. The applicant has addressed the majority of the concerns. Their application has demonstrated the need for coverage in the areas of the towers, and the application addresses why adjacent towers are not suitable for co-location. At the request of our E911 Department, the applicants specifically evaluated existing towers owned by Douglas County and documented that they were not suitable to meet their needs.

Discussion in the Planning Concerns includes a suggestion for type of tower and placement of tower on the property. Feedback from adjacent property owners during the public hearing will address concerns about impact to property values, visibility, and the overall desirability of the location. But if approved, the tower proposal will result in a facility and location that is similarly situated to other towers in Douglas County.

Summary of Proposal: The applicants propose to construct a 195' monopole telecommunications tower. The tower will be set back approximately 1,000 feet from the right-of-way of Highway 92.

Existing Conditions: The subject tract is wooded and undeveloped. The subject tract is located along the South Douglas Scenic Byway, a designated corridor through the Georgia Scenic Byways Program. The parcel is rectangular in shape, with greater depth than width.

Planning Concerns: Staff has not received an application for a new telecommunications facility since 2021. Staff has reviewed information for approximately one-third of the existing towers in the county. Tower locations in the city of Douglasville and the city of Villa Rica were not reviewed. Of the seventeen sites for which information was readily available, towers ranged in height from 150 feet to 480 feet and included multiple different types, including lattice towers; alternative tower structures, such as monopines; and monopole structures anchored with guyed wires.

It appears that prior to the 2004 update to the Unified Development Code, towers that exceed 150' in height required a special use permit. It is unknown why the 100' height restriction for alternative tower structures on residentially zoned parcels was included. Nor is it known why the regulations capped tower structures at 150' in the residential zoning districts. Douglas County still has numerous residentially zoned tracts that are large acreage and suitable for higher towers without impacting adjacent property. Beyond zoning, consideration for the location of towers should include issues with topography, infrastructure, and proximity to other towers for signal relay and potential interference. There will be instances where incompatibility with adjacent uses will be a significant concern. As with all types of infrastructure expansion zoning allows a conduit by which concerns of public health, safety and welfare are balanced with aesthetics and the free use of private property.

The Board of Commissioners may approve additional height for a tower as a part of a condition of zoning approval. If the Board of Commissioners chooses to approve the application at the proposed height of 195' staff may understand that it is the will of the Board to return to the flexibility of making individual determinations of appropriate tower locations on a case-by-case basis. With the growth of reliance on mobile technology for information, communication and emergency services, tower locations are a form of essential infrastructure.

Recommendation: Staff recommends approval of the application with the following Findings and Conditions.

Findings:

1. The special use permit request is compatible with the Comprehensive Plan Character Area of Traditional Neighborhoods and the Future Land Use Map classification of Suburban Living.
2. The special use permit will not modify the intent, purpose or spirit of the Unified Development Code.
3. The special use permit request will not adversely impact public health, safety or welfare.

Conditions:

1. The tower shall be located a minimum of 1,000 feet from the right of way of Highway 92 & 166, and shall abide by all other requirements of the Unified Development Code in regard to distances from adjacent residential uses.
2. The tower shall not exceed 199 feet overall, including the monopole, antennae, lighting, lightning rod, and any other appurtenances.
3. The location and construction of the tower shall be in accordance with all other requirements of the Unified Development Code.
4. A review by a radio frequency engineer that is acceptable to Douglas County shall be provided in accordance with Article 3, Section 343(i) prior to the issuance of a building permit for the tower.

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 Land Use Permits, Rezoning and Proposed Subdivisions E-911

Proposed Zoning: 4371 Hwy 92 & 166

Date: 05/14/2026

1. Are any additional personnel or equipment necessary to continue providing services in these zones? N/A
2. What department is most often dispatched for this particular use based on available statistics? N/A
3. Additional remarks? The Douglas County Radio Tower sites exist in several “key” locations around the County, such that, the County has a contract with the Georgia Municipal Authority to explore the option of leasing space on the radio towers in lieu of constructing new/additional towers in the County.

From: [Christopher Small](#)
To: [Johannah Womack](#)
Subject: Re: June Zoning Impacts
Date: Monday, May 4, 2026 5:17:30 PM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Womack,

All applications have been reviewed, and based on the proposed requests, there is no projected impact on the school system's enrollment.

Chris Small, Ed.D.
Assistant Superintendent of Operations
Douglas County School System
770-651-2062

On Thu, Apr 30, 2026 at 8:44 AM Johannah Womack <jwomack@douglascountyga.gov> wrote:

Good morning,

Below are the links to the June 2 zoning impacts. Please return by May 14th.

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgBIETKQxHQSp3HHKc9QzFcAQFCyzz6ohE4e77rfOy6L0w?e=0QbPs2

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgC8x1QhG8iqQblPISpMWnrZAaK3BtXxoAqH34E2T6OmEvU?e=0HarFD

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgA7y5UhchONSL5cqH1-zn_ZAZf0aUVmvQQH5rPDvwtPIsY?e=nhBNdM

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgDePkhZrL53Q4DL7IodYw58AYVxxS00GjMWgl2Z9HhvalM?e=3vGa8h

 https://codouglasgaus-my.sharepoint.com/:f:/g/personal/jwomack_douglascountyga_gov/IgBnjq9Znnh0SaZJNv57kx95AY2Pzi4uvKJkq5Zi_cJ7slc?e=4VTQLY

 https://codouglasgaus-my.sharepoint.com/:f:/g/personal/jwomack_douglascountyga_gov/IgD2V76NWqgYRYCjcKiGHRBeAZyofrY8C7Rckwo_5b3QGtM?e=OZVIf7

 https://codouglasgaus-my.sharepoint.com/:f:/g/personal/jwomack_douglascountyga_gov/IgAv2Q3PZRfSgyZGLgtZveCAZ9sJBkoOoGJ3qqRCg_eq9E?e=HJOI1X

 https://codouglasgaus-my.sharepoint.com/:f:/g/personal/jwomack_douglascountyga_gov/IgAV2iFftO-ZRLQ4VLaytpSxAT1vc4GcrN5U58eeUIjFZEU?e=FBQeNm

 https://codouglasgaus-my.sharepoint.com/:f:/g/personal/jwomack_douglascountyga_gov/IgBHKmcGmBhARJ8ZYVdzkG51AcKfhmZxxzoY8kG19q8MQ9Q?e=VfmRgF

 https://codouglasgaus-my.sharepoint.com/:f:/g/personal/jwomack_douglascountyga_gov/IgBJYPyNefmYQJPPVOLFwd8KAdNadV6v6j4zUzt6ighlWM?e=v0j6MR



Johannah Womack

Clerk of The Planning & Zoning Board

P: 770/920-7260

E: jwomack@douglascountyga.gov

4655 Timber Ridge Drive

Douglasville, GA 30135

This is a staff email account managed by the Douglas County School System. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.



*****Caution:** This is an external email and may have suspicious subject or content. Please be cautious when clicking links or opening attachments. When in doubt, please contact the IS Department.

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

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-39____ **DATE OF MEETING:** _June 2, 2026_

PROPOSED ZONING: Undeveloped forested acreage **CURRENT ZONING:** 195'
monopole telecommunications facility

OWNER'S NAME: Bretherton Jarita & Richardson Sara J

MAILING ADDRESS: 96 Craig Street, Suite 112/310 E Ellijay Ga 35540

LOCATION OF PROPERTY: 4371 Hwy 92 & 166 Douglasville, GA 30135

LAND LOT: 138 **DISTRICT:** 1 **SECTION:** _5 **PARCEL:** 27 T-Mobile.

NATURE OF VIOLATION(S):

NA

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

NA

COURT ORDER:

NA

ADDITIONAL COMMENTS:

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezonings and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-39

DATE OF MEETING: June 2, 2026

This site is located at 4371 Hwy 92/166. Hwy 92/166 is a Major Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 55 MPH. The Right-Of-Way width along Hwy 92/166 is 130' per the County's 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

ADT Traffic Volumes: (2022) – 11,400, (2023) – 11,500, (2024) 11,600

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: Clark Davidson for Gulf S Towers Case No. S2026-39 Meeting Date: 6/2/26

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?

Yes, the property is fully wooded.

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

Yes, the property is fully wooded.

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: S2026-39

DATE OF MEETING: June 2, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 20" main in Hwy 166
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, 16" sewer in the rear of the property
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: 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.

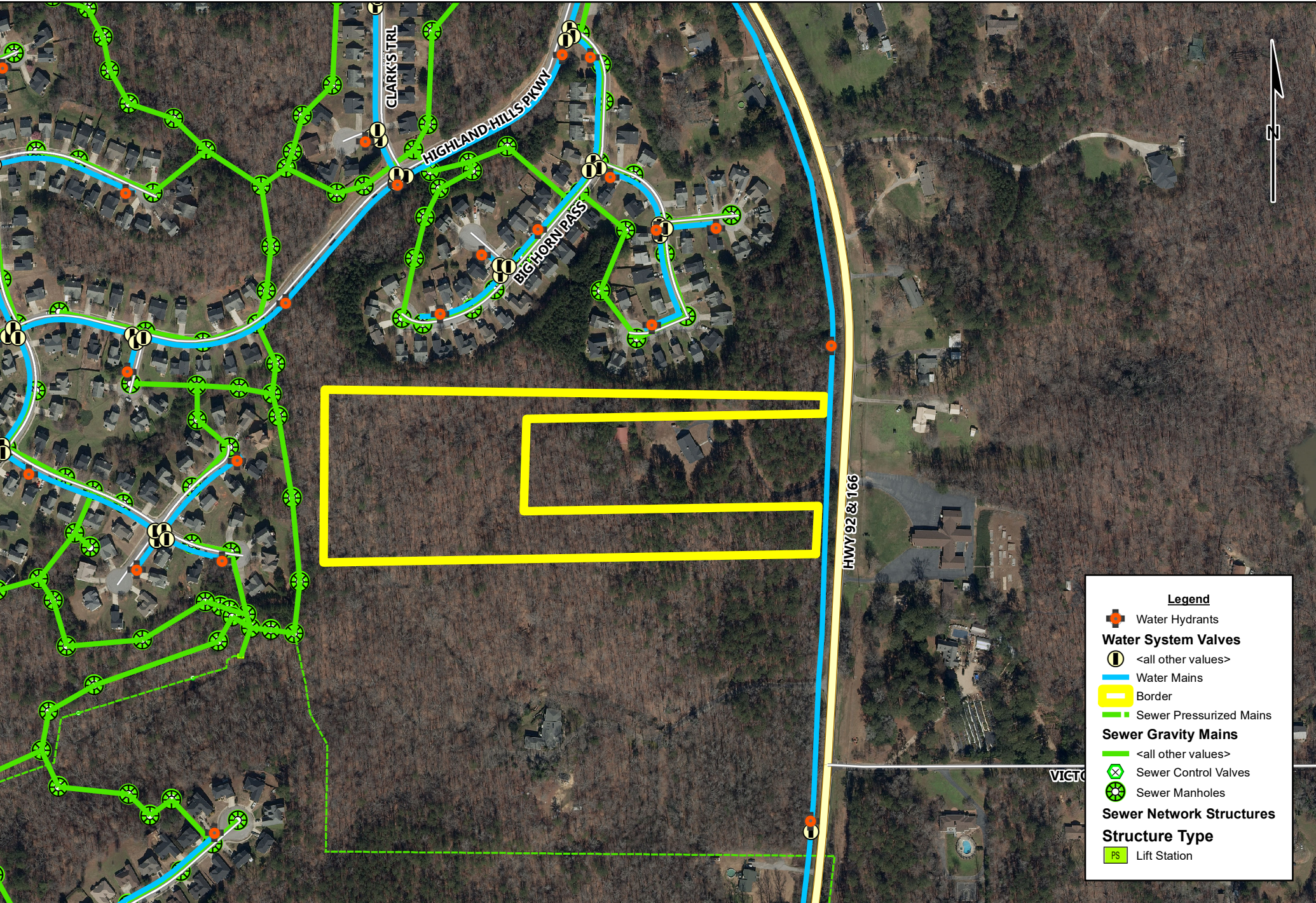
11. Stormwater Concerns:

State waters present on property. Property in the Chattahoochee River Basin. A 50-foot undisturbed stream buffer 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



Legend

 Water Hydrants

Water System Valves

 <all other values>

 Water Mains

 Border

 Sewer Pressurized Mains

Sewer Gravity Mains

 <all other values>

 Sewer Manholes

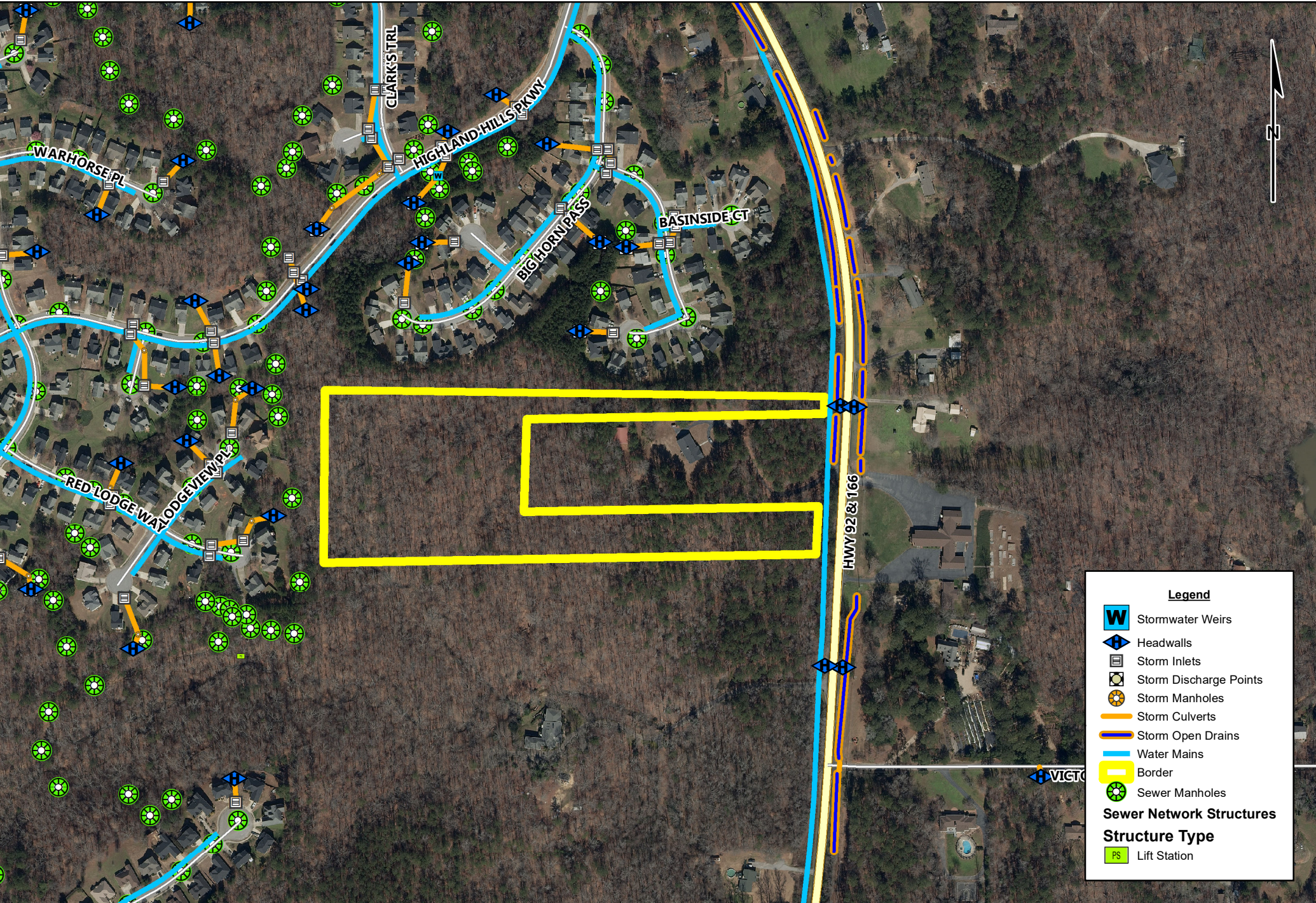
Sewer Network Structures

Structure Type

 PS Lift Station

Applicant: Clark Davidson (Gulfsouth Towers)
Location: 4371 Hwy 92 & 166
Land Lot Lot: 138 Dist: 1 Sect: 5 Parcel: 0027
Lot Size: Acres: 10.72
Case #: S2026-39

DDCWSA Impact Study Map



Legend

- Stormwater Weirs
- Headwalls
- Storm Inlets
- Storm Discharge Points
- Storm Manholes
- Storm Culverts
- Storm Open Drains
- Water Mains
- Border
- Sewer Manholes

Sewer Network Structures

Structure Type

- Lift Station

Applicant: Clark Davidson (Gulfsouth Towers)
Location: 4371 Hwy 92 & 166
Land Lot: Lot: 138 Dist: 1 Sect: 5 Parcel: 0027
Lot Size: Acres: 10.72
Case #: S2026-39

DDCWSA Impact Study Map



DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: 2026-39 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	6	4	2.4
Advanced Life Support EMS Unit	6	4	2.4
Aerial Fire Apparatus	1	13	7.6

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes _____ NO _____

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

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

Comments:

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

 5/4/26

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-39
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 43 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: 4371 Highway 92&hwy 166- 10.72 Ac- Mono Pole 195 feet 60 foot by 60 foot fenced in around tower base

Concerns/ observations: Conformance to County standards. Should help enhance mobile communication to assist citizens in making phone calls especially if they have to call for public safety through calling 9-1-1.



GEORGIA WEST
STATE PLANE

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENT, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Travis L. Shields
Georgia RLS No. L5003508
Georgia COA No. LSF001190

NOTES

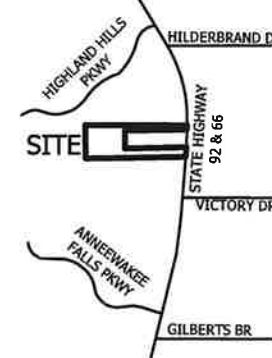
1. North Arrow Identification: Georgia West State Plane Coordinate System, determined by GPS survey (GPS Survey having a Horizontal Positional Tolerance of 0.05').
2. Equipment used; Topcon Hyperlite RTK GPS Receiver.
3. Field closure precision: Survey performed by GPS with Relative Positional Accuracy of less than or equal to 0.1' feet.
4. Property does not lie within Special Flood Hazard Areas according to current FEMA Firm Panel #13121C0316F, effective date 9/18/2013 and Firm Panel #13097C0166D, effective date 3/4/2013.
5. No underground utilities were located during the survey. Contractors and Engineers to determine utility locations prior to land disturbing activities.
6. No title examination was available at the time of survey. Property may be subject to other matters not shown or noted in available record documents.
7. This survey is a retracement of the property as recorded in Deed book 4346, Page 812 Clerk's Office, Douglas County, Georgia.
8. Plat closure ratio: Exceeds 1:15,000 $\pm$.
9. All Distances shown hereon are "Ground Distances", expressed in U.S. Survey Feet.

LEGEND

- ⊙ CRIMP TOP PIPE FOUND
- CAPPED IRON ROD SET
- IRON ROD FOUND (AS NOTED)
- CTP CRIMP TOP PIPE FOUND
- CR(S) CAPPED IRON ROD SET
- IR(F) IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- SURVEYED LINE
- - - ADJOINERS' BOUNDARY
- RW — PUBLIC RIGHT-OF-WAY
- - - DEED LINE

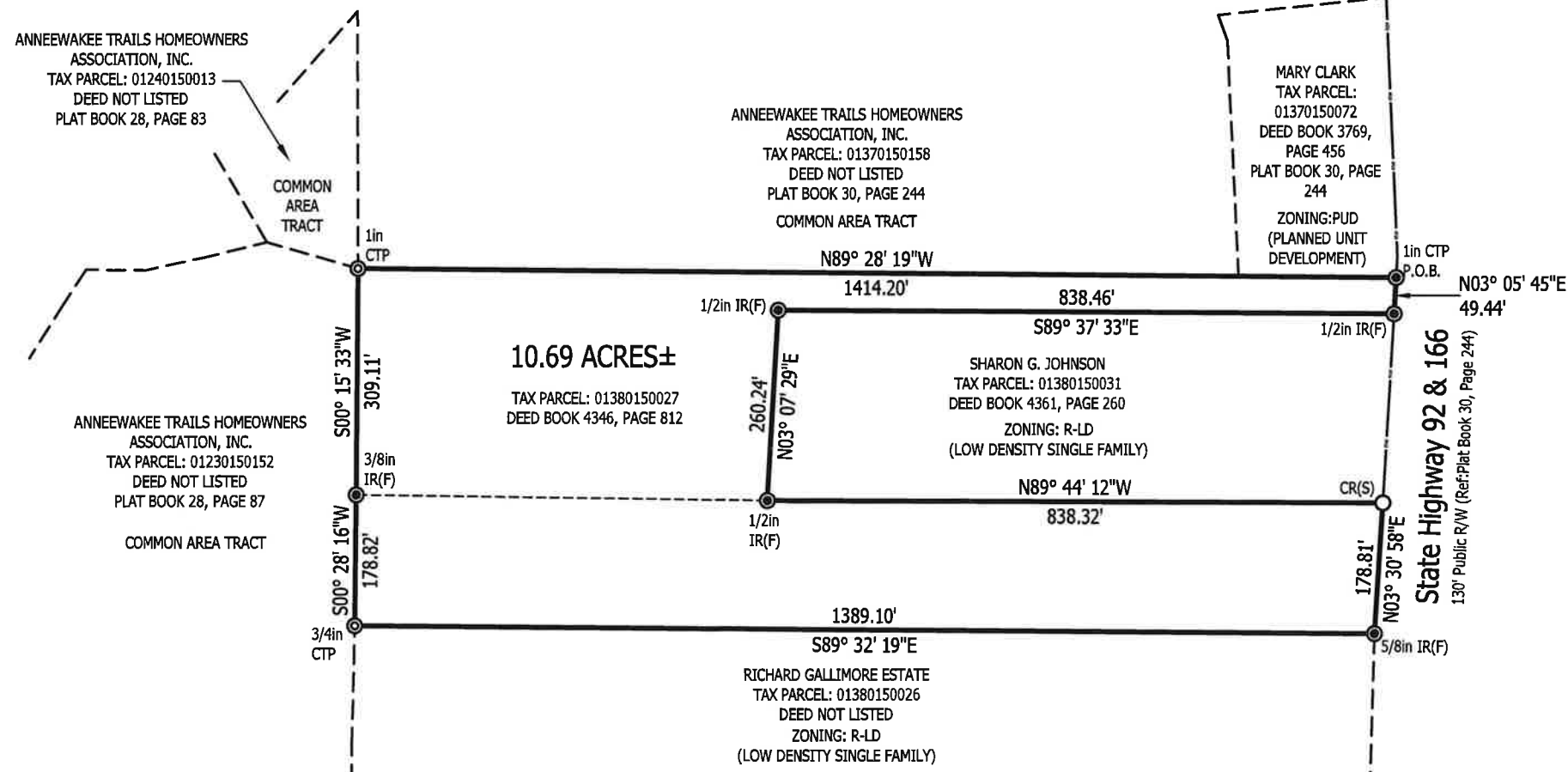
VICINITY MAP

NOT TO SCALE

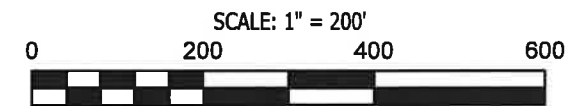



THE LAND CONSULTANTS
LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

BOUNDARY RETRACEMENT SURVEY
PROPERTY LOCATED IN LAND LOT 138, IN THE 1ST DISTRICT AND 5TH SECTION OF DOUGLAS COUNTY, GEORGIA
PROPERTY OF JARITA BREHERTON & SARA J. RICHARDSON
AS CO-TRUSTEES OF THE RICHARDSON FAMILY
DEED BOOK 4346, PAGE 812
TAX PARCEL: 01380150027
4371 HIGHWAY 92 & 166, DOUGLASVILLE, GA 30135



Best Management Practice Statment:Management Practice Statment:Management
Practice Statment:Management Practice Statment:
Best Management Practices(BMP'S) O.C.G.A. 12-7-6 Subsection (B) section IV-
minimum requirements for erosion and sediment control shall be followed prior to
and during any constuction.



DWG#: 26021
ISSUE #: 0
ISSUE DATE: 02-03-2026
SEE SHEET #1

SHEET
1
OF
1



VISUAL IMPACT ASSESSMENT
PHOTO SIMULATIONS

DOUGLASVILLE-RICHARDSON

GA2514

**HWY 92 & 166
DOUGLASVILLE, GA 30135**

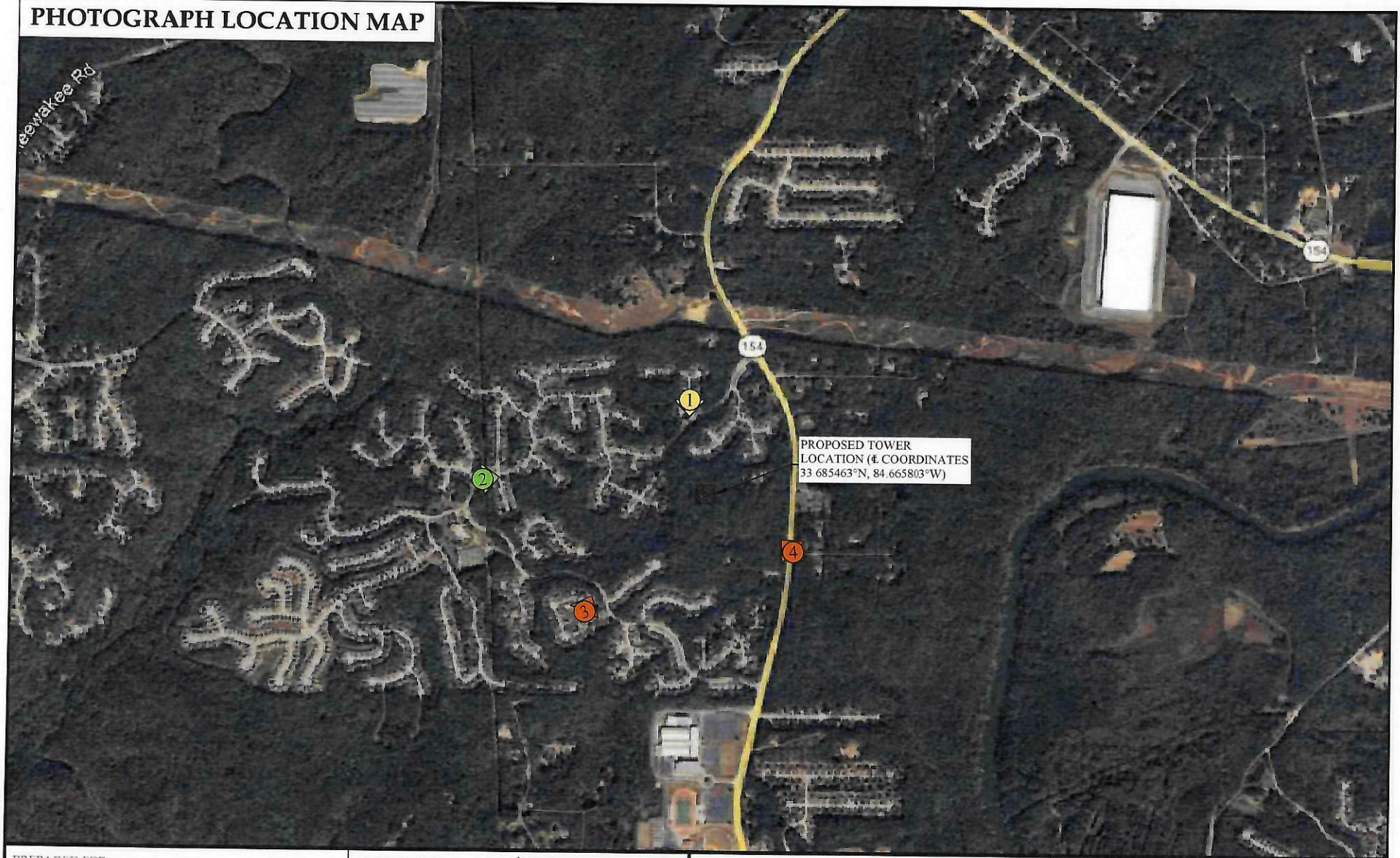
PREPARED FOR:

GST CAPITAL PARTNERS, LLC



**GULFSOUTH
TOWERS**

PHOTOGRAPH LOCATION MAP



PREPARED FOR:



**GULFSOUTH
TOWERS**

GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP ROAD, SUITE B
DAPHNE, AL 36526

PREPARED BY:



DELTA OAKS GROUP
2724 DISCOVERY DRIVE, SUITE 120
RALEIGH, NC 27616
PHONE: (919) 342-8247
www.deltaoaksgroup.com

SITE NAME:
DOUGLASVILLE-RICHARDSON

SITE ID:
GA2514

SITE ADDRESS:
HWY 92 & 166
DOUGLASVILLE, GA 30135

LEGEND:

- PROPOSED TOWER LOCATION
- PHOTO LOCATION (VISIBLE)
- PHOTO LOCATION (OBSTRUCTED VISIBLE)
- PHOTO LOCATION (NOT VISIBLE)

SHEET NUMBER

1 OF 7

**EXISTING
CONDITIONS**



PHOTOGRAPHS WERE TAKEN ON 02/03/26 THE PHOTO-SIMULATIONS OF THE TOWER ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND THE CONSTRUCTED TOWER MAY VARY SLIGHTLY IN LOCATION DIMENSION AND/OR COLOR FROM THE DEPICTED IMAGE

PREPARED FOR:



**GULFSOUTH
TOWERS**

GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP ROAD, SUITE B
DAPHNE, AL 36526

PREPARED BY:



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PHONE: (919) 342-8247
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SITE NAME:
DOUGLASVILLE-RICHARDSON

SITE ID:
GA2514

SITE ADDRESS:
HWY 92 & 166
DOUGLASVILLE, GA 30135

PHOTO NUMBER
1A

PHOTO COORDINATES
33.688210°N, 84.666513°W

LOCATION OF PHOTO
CLARKS TRAIL

DISTANCE TO SITE
0.21 MILES

PHOTO AZIMUTH
172°

SHEET NUMBER
2 OF 7

SIMULATION

PROPOSED 195'
MONOPOLE
TOWER

PHOTOGRAPHS WERE TAKEN ON 02/03/26 THE PHOTO-SIMULATIONS OF THE TOWER ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND THE CONSTRUCTED TOWER MAY VARY SLIGHTLY IN LOCATION DIMENSION AND/OR COLOR FROM THE DEPICTED IMAGE

PREPARED FOR:



**GULFSOUTH
TOWERS**

GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP ROAD, SUITE B
DAPHNE, AL 36526

PREPARED BY:



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SITE NAME:
DOUGLASVILLE-RICHARDSON

SITE ID:
GA2514

SITE ADDRESS:
HWY 92 & 166
DOUGLASVILLE, GA 30135

PHOTO NUMBER
1B

PHOTO COORDINATES
33.688210°N, 84.666513°W

LOCATION OF PHOTO
CLARKS TRAIL

DISTANCE TO SITE
0.21 MILES

PHOTO AZIMUTH
172°

SHEET NUMBER
3 OF 7

**EXISTING
CONDITIONS**



PHOTOGRAPHS WERE TAKEN ON 02/03/26. THE PHOTO-SIMULATIONS OF THE TOWER ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND THE CONSTRUCTED TOWER MAY VARY SLIGHTLY IN LOCATION, DIMENSION AND/OR COLOR FROM THE DEPICTED IMAGE

PREPARED FOR:



**GULFSOUTH
TOWERS**

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25387 FRIENDSHIP ROAD, SUITE B
DAPHNE, AL 36526

PREPARED BY:



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PHONE: (919) 342-8247
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SITE NAME:
DOUGLASVILLE-RICHARDSON

SITE ID:
GA2514

SITE ADDRESS:
HWY 92 & 166
DOUGLASVILLE, GA 30135

PHOTO NUMBER
2A

PHOTO COORDINATES
33.685674°N, 84.674615°W

LOCATION OF PHOTO
HIGHLAND HILL PARKWAY

DISTANCE TO SITE
0.51 MILES

PHOTO AZIMUTH
092°

SHEET NUMBER
4 OF 7

SIMULATION

PROPOSED 195'
MONOPOLE
TOWER

PHOTOGRAPHS WERE TAKEN ON 02/03/26 THE PHOTO-SIMULATIONS OF THE TOWER ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND THE CONSTRUCTED TOWER MAY VARY SLIGHTLY IN LOCATION DIMENSION AND/OR COLOR FROM THE DEPICTED IMAGE

PREPARED FOR:



**GULFSOUTH
TOWERS**

GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP ROAD, SUITE B
DAPHNE, AL 36528

PREPARED BY:



DELTA OAKS GROUP
2724 DISCOVERY DRIVE, SUITE 120
RALEIGH, NC 27616
PHONE: (919) 342-8247
www.deltaoaksgroup.com

SITE NAME:
DOUGLASVILLE-RICHARDSON

SITE ID:
GA2514

SITE ADDRESS:
HWY 92 & 166
DOUGLASVILLE, GA 30135

PHOTO NUMBER
2B

PHOTO COORDINATES
33.685674°N, 84.674615°W

LOCATION OF PHOTO
HIGHLAND HILL PARKWAY

DISTANCE TO SITE
0.51 MILES

PHOTO AZIMUTH
092°

SHEET NUMBER
5 OF 7

**EXISTING CONDITIONS
(TOWER NOT VISIBLE)**

PROPOSED 195'
MONOPOLE
TOWER

PHOTOGRAPHS WERE TAKEN ON 02/03/26. THE PHOTO-SIMULATIONS OF THE TOWER ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND THE CONSTRUCTED TOWER MAY VARY SLIGHTLY IN LOCATION, DIMENSION AND/OR COLOR FROM THE DEPICTED IMAGE.

PREPARED FOR:



**GULFSOUTH
TOWERS**

GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP ROAD, SUITE B
DAPHNE, AL 36526

PREPARED BY:



DELTA OAKS GROUP
2724 DISCOVERY DRIVE, SUITE 120
RALEIGH, NC 27616
PHONE: (919) 342-8247
www.deltaoaksgroup.com

SITE NAME:
DOUGLASVILLE-RICHARDSON

SITE ID:
GA2514

SITE ADDRESS:
HWY 92 & 166
DOUGLASVILLE, GA 30135

PHOTO NUMBER
3

PHOTO COORDINATES
33.681371°N, 84.670709°W

LOCATION OF PHOTO
BURNT FORK CIRCLE

DISTANCE TO SITE
0.39 MILES

PHOTO AZIMUTH
045°

SHEET NUMBER
6 OF 7

EXISTING CONDITIONS
(TOWER NOT VISIBLE)

PROPOSED 195'
MONOPOLE
TOWER

Hwy 92/166



PHOTOGRAPHS WERE TAKEN ON 02/03/26. THE PHOTO-SIMULATIONS OF THE TOWER ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND THE CONSTRUCTED TOWER MAY VARY SLIGHTLY IN LOCATION, DIMENSION AND/OR COLOR FROM THE DEPICTED IMAGE

PREPARED FOR:



**GULFSOUTH
TOWERS**

GST CAPITAL PARTNERS, LLC
25387 FRIENDSHIP ROAD, SUITE B
DAPHNE, AL 36526

PREPARED BY:



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RALEIGH, NC 27616
PHONE: (919) 342-8247
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SITE NAME:
DOUGLASVILLE-RICHARDSON

SITE ID:
GA2514

SITE ADDRESS:
HWY 92 & 166
DOUGLASVILLE, GA 30135

PHOTO NUMBER
4

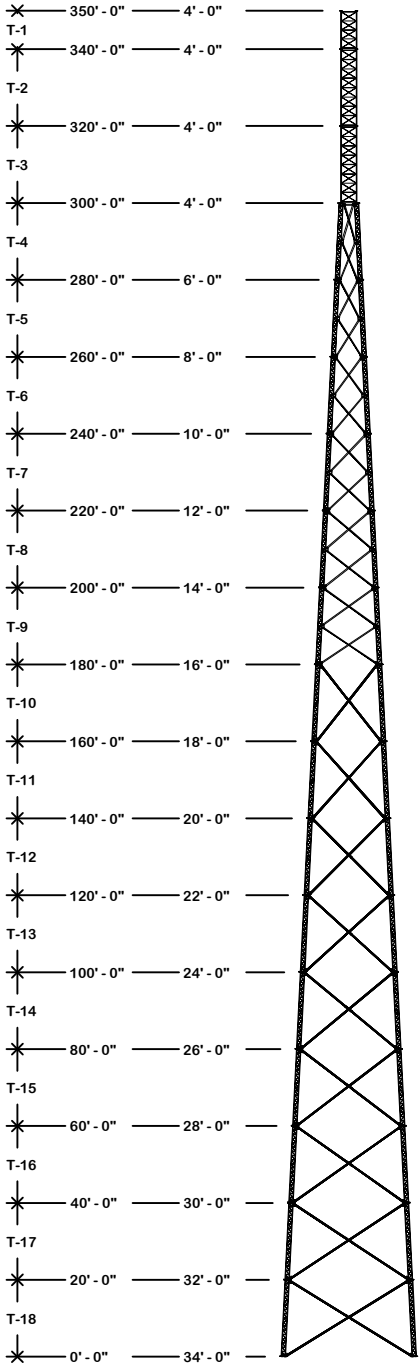
PHOTO COORDINATES
33.683213°N, 84.662226°W

LOCATION OF PHOTO
HIGHWAY 166

DISTANCE TO SITE
0.27 MILES

PHOTO AZIMUTH
303°

SHEET NUMBER
7 OF 7



SEE PAGE 2 FOR
APPURTENANCES

TOWER DESIGN CRITERIA

Design Standard: TIA-222-H*
Design Wind Speeds: 120 mph (no ice)
30 mph (1.50" ice)
Service Wind Speed: 60 mph (deflection only)
Risk Category: III
Exposure Category: B
Topographic Category: 1
Crest Height: 0 ft.
Site Elevation: 0 ft. (NAVD 88)

MATERIAL STRENGTHS

Solid Rod A36 (rod dia. <3/4")
A572 Gr.50 (3/4" thru 1" dia.)
A572 Gr.58 (>1" dia. T1 - T18)
Pipe A500 Gr.B (antenna pipes)
A500 Gr.B/C (tower legs min. Fy 50 ksi)

Angle A36 Gr.36

Plate A572 Gr.50

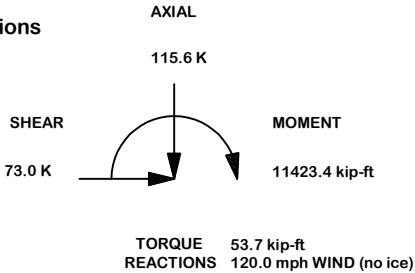
Bolts A-325/A-449 (leg & angle)

AnchorBolt F1554 Grade 105 or A687

Finish: Tower & Hardware are hot dip galvanized

1. ALL STRUCTURAL HARDWARE IS GALVANIZED IN ACCORDANCE WITH ASTM A-153 (HDG). TOWER SECTIONS & ASSOCIATED STRUCTURAL COMPONENTS ARE GALVANIZED IN ACCORDANCE WITH ASTM A-123 (HDG).
2. ALL BOLTS & NUTS MUST BE IN PLACE BEFORE ADJOINING SECTION(S) ARE INSTALLED.
3. ALL STRUCTURAL BOLTS ARE TO BE TIGHTENED TO A SNUG TIGHT CONDITION AS DEFINED BY AISC & RCSC SPECIFICATION FOR STRUCTURAL JOINTS UNLESS NOTED OTHERWISE.
4. ALL WELDING TO CONFORM TO AWS D1.1 SPECIFICATION. 5/16" MINIMUM WELD SIZE UNLESS NOTED OTHERWISE.
5. MATERIAL LABELED AS ASTM A-572 GR. 58 OR 58 KSI YIELD STRENGTH ALSO CONFORMS TO ASTM A-572 GR. 50.
6. ANALYSIS PERFORMED USING STEEL GRADES LISTED UNDER MATERIALS STRENGTHS SHOWN ON THIS PAGE.
7. THIS DRAWING DOES NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, SEQUENCES AND PROCEDURES.
8. (VIBRATION DISCLAIMER) AL THOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT

Maximum Base Reactions



MAX. LEG REACTIONS:
DOWN: 426.5 K
UPLIFT: -346.0 K
SHEAR: 46.9 K

*Factored Reactions provided per ANSI/TIA-222 Design Criteria & Load Combinations

TOWER COLUMN										
SECTION	ELEVATION	FACE WIDTH	PANELS	LEG SIZE	LEG STYLE	LEG BOLT QTY & DIA	DIAGONAL BRACING SIZE	HORIZONTAL BRACING SIZE	BRACING BOLT QTY & DIA	SECTION WEIGHT
T1	340' - 350'	4.0'	4	1.50"	SHFAB	2 x 1"				513.6
T2	320' - 340'	4.0'	8	1.75"	SHFAB	2 x 1 1/4"				1067.87
T3	300' - 320'	4.0'	8	2.25"	SHFAB	4 x 1"				1848.44
T4	280' - 300'	6.0'	2	1.50"	12BDFH	6 x 1"	5/16" x 3-1/2" x 3-1/2"	3/16" x 3" x 3"	1 x 1 "	2818.68
T5	260' - 280'	8.0'	2	1.50"	12BDFH	6 x 1"	3/16" x 2-1/2" x 2-1/2"		1 x 1 "	2306.97
T6	240' - 260'	10.0'	2	1.50"	12BDFH	6 x 1"	3/16" x 2-1/2" x 2-1/2"		1 x 1 "	2352.93
T7	220' - 240'	12.0'	2	1.50"	12BDFH	6 x 1"	3/16" x 2-1/2" x 2-1/2"		1 x 1 "	2402.91
T8	200' - 220'	14.0'	2	1.75"	12BDFH	6 x 1 1/4"	3/16" x 3" x 3"		1 x 1 "	3018.81
T9	180' - 200'	16.0'	2	1.75"	12BDFH	6 x 1 1/4"	5/16" x 3" x 3"		1 x 1 "	3598.11
T10	160' - 180'	18.0'	1	2.00"	12BDH2	12 x 1"	3/16" x 3" x 3"		1 x 7/8 "	4015.56
T11	140' - 160'	20.0'	1	2.00"	12BDH2	12 x 1"	1/4" x 3-1/2" x 3-1/2"		1 x 7/8 "	4805.76
T12	120' - 140'	22.0'	1	2.25"	12BDH2	12 x 1"	1/4" x 3-1/2" x 3-1/2"		1 x 7/8 "	5428.29
T13	100' - 120'	24.0'	1	2.25"	12BDH2	12 x 1"	1/4" x 3-1/2" x 3-1/2"		1 x 7/8 "	5534.13
T14	80' - 100'	26.0'	1	2.50"	12BDH2	12 x 1 1/4"	1/4" x 3-1/2" x 3-1/2"		1 x 7/8 "	6403.38
T15	60' - 80'	28.0'	1	2.50"	12BDH2	12 x 1 1/4"	1/4" x 3-1/2" x 3-1/2"		1 x 7/8 "	6632.85
T16	40' - 60'	30.0'	1	2.75"	12BDH2	12 x 1 1/4"	1/4" x 4" x 4"		1 x 7/8 "	7858.23
T17	20' - 40'	32.0'	1	2.75"	12BDH2	12 x 1 1/4"	1/4" x 4" x 4"		1 x 7/8 "	7996.98
T18	0' - 20'	34.0'	1	2.75"	12BDH2	12 x 1 1/4"	1/4" x 4" x 4"		1 x 7/8 "	8012.70

REDRAWN PER STRUCTURAL ANALYSIS REPORT 400167-2-1 DATED 11-11-2020



11/15/2020

					SITE		DESCRIPTION		valmont STRUCTURES	
					FACTORY SHOALS, GA MOTOROLA SOLUTIONS U 34 X 350'		Tower View Page 1		1-877-467-4763 Plymouth, IN 1-800-547-2151 Salem, OR	
					COPYRIGHT 2013				ENG. FILE NO. 400167	
					PROPRIETARY NOTE: THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.		STRUCTURE APPROVAL K_R 11/12/2020		FOUNDATION APPROVAL	
									DWG. NO. 284195T	
									1 OF 20	
@C	<ACBATCH>		K_R	11/15/2020						
@B	<ACBATCH>		K_R	9/24/2020						
@A	<ACBATCH>		K_R	3/25/2019						
REV	DESCRIPTION OF REVISIONS	CPD	BY	DATE						

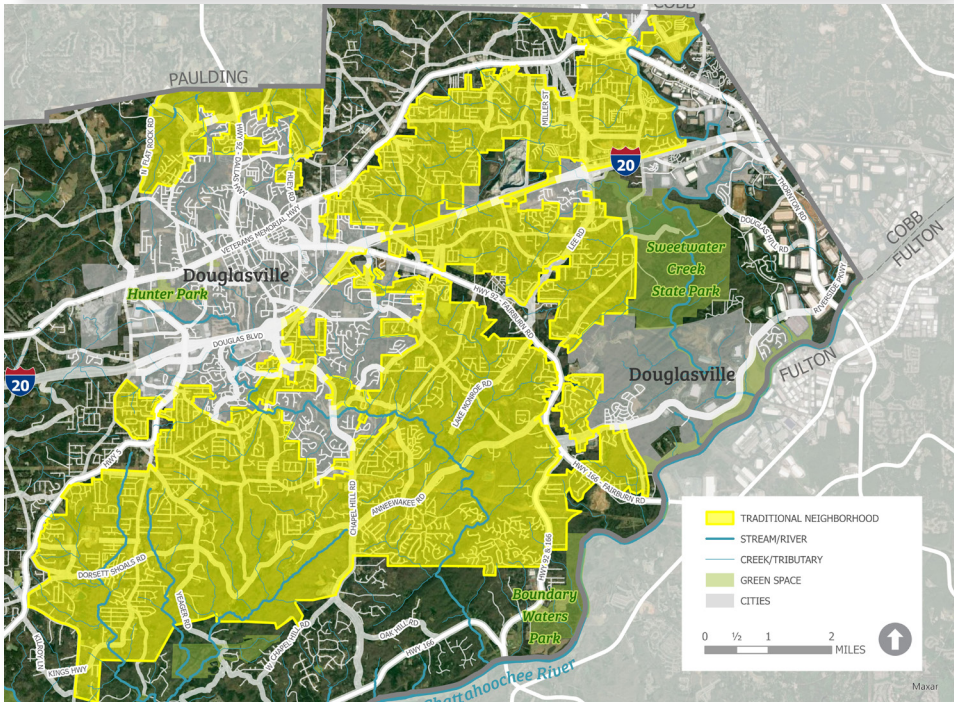
DESIGNED APPURTENANCE LOADING	
TYPE	ELEVATION
(1) 21' LRE WITH 7'-6" LIGHTNING ROD (ARM=11.5')	350.0000'
(2) 6' BOGNER MOUNT HEAVY DUTY	350.0000'
(3) 6' BOGNER MOUNT HEAVY DUTY (50% ADDITIONAL LO	350.0000'
(2) BEACON	350.0000'
(2) BIRD TECHNOLOGIES 437-83I-01	350.0000'
(2) DS7E12F36U-N	350.0000'
(2) DS7E12F36U-N (50% ADDITIONAL LOAD)	350.0000'
(1) TMA (12"X12"X8")	350.0000'
(1) TMA (12"X12"X8") (50% ADDITIONAL LOAD)	350.0000'
(3) 6' PIVOT SIDE ARM (50" PIPE)	300.0000'
(3) 6' PIVOT SIDE ARM (50" PIPE) (50% ADIDITIONAL	300.0000'
(3) CC807-06	300.0000'
(3) CC807-06 (50% ADDITIONAL LOAD)	300.0000'
(1) SB4-W100C (SBU-W100AC)(0 DEG AZIMUTH)	285.0000'
(1) 2-1/2" X 10' SCH. 40	240.0000'
(1) SB6-W60 ()(0 DEG AZIMUTH)	240.0000'
(2) BEACON	200.0000'
(3) 6' PIVOT SIDE ARM (50" PIPE)	180.0000'
(2) 6' PIVOT SIDE ARM (50" PIPE) (50% ADIDITIONAL	180.0000'
(3) CC807-06	180.0000'
(3) CC807-06 (50% ADDITIONAL LOAD)	180.0000'
(1) 2-1/2" X 19' SCH. 40	155.0000'
(1) SB6-W60 ()(95.989 DEG AZIMUTH)	155.0000'
(1) 2-1/2" X 20' SCH. 40	145.0000'
(1) SB6-W60 ()(10.199 DEG AZIMUTH)	145.0000'
(12) 2" X 72" SCH. 40	130.0000'
(9) PANEL (6' X 1' X 4")	130.0000'
(3) SP1 VFA12-SD	130.0000'
(6) 2" X 72" SCH. 40	120.0000'
(3) PANEL (6' X 1' X 4")	120.0000'
(3) SP1 VFA12-SD	120.0000'
(1) 3" X 23' SCH. 40	115.0000'
(1) SB6-W60 ()(0 DEG AZIMUTH)	115.0000'
(12) 2" X 72" SCH. 40	110.0000'
(3) PANEL (6' X 1' X 4")	110.0000'
(3) SP1 VFA12-SD	110.0000'
(1) *PROPOSED* ()(0 DEG AZIMUTH)	0.0000'



11/15/2020

					SITE		DESCRIPTION		valmont 1-877-467-4763 Plymouth, IN 1-800-547-2151 Salem, OR STRUCTURES		PAGE 2 OF 20
					FACTORY SHOALS, GA MOTOROLA SOLUTIONS U 34 X 350'		Tower View Page 2				
@C	<ACBATCH>		K_R	11/15/2020	COPYRIGHT 2013				ENG. FILE NO.		
@B	<ACBATCH>		K_R	9/24/2020					400167		
@A	<ACBATCH>		K_R	3/25/2019	PROPRIETARY NOTE: THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.		STRUCTURE APPROVAL		FOUNDATION APPROVAL		
REV	DESCRIPTION OF REVISIONS	CPD	BY	DATE			K_R 11/12/2020				
REVISION HISTORY									DWG. NO.		
									284195T		

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

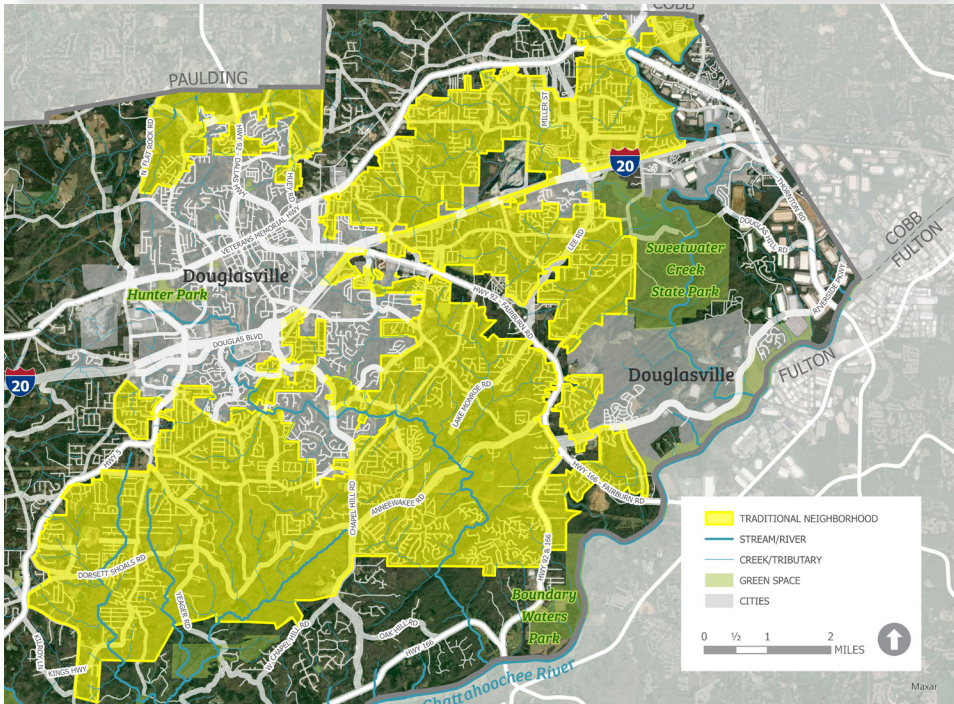
Parks, Open Space + Trails Guidance

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

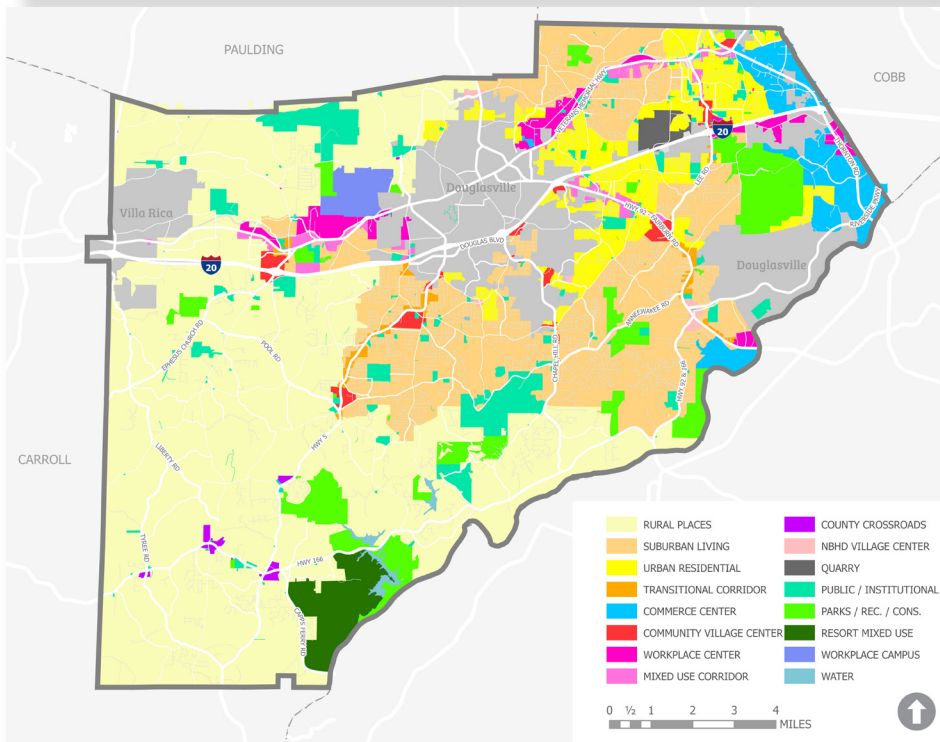
- R-LD
- R-MD (limited)
- R-HD (limited)
- OI
- C-G
- PRD
- PUD

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)

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.

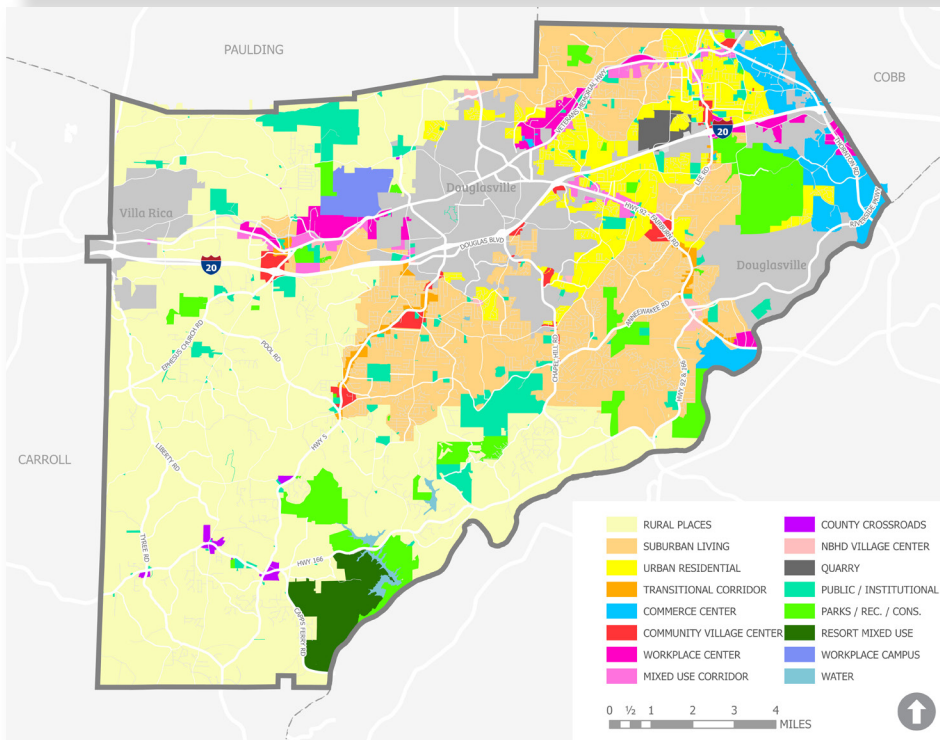
Master Planned Developments:

- 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

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: Clark Davidson for Gulf South Tower
Address: Hwy 92 & 166
More Fully Described: Land Lot 138 District 1 Section 5 Parcel 27
Parcel ID: 01380150027
Acreage: 10.72 acres
Use: 195' telecommunications tower and associated ground equipment

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 special use permit request is compatible with the Comprehensive Plan Character Area of Traditional Neighborhoods and the Future Land Use Map classification of Suburban Living.
2. The special use permit will not modify the intent, purpose or spirit of the Unified Development Code.
3. The special use permit request will not adversely impact public health, safety or welfare.

Conditions:

1. The tower shall be located a minimum of 1,000 feet from the right of way of Highway 92 & 166, and shall abide by all other requirements of the Unified Development Code in regard to distances from adjacent residential uses.
2. The tower shall not exceed 199 feet overall, including the monopole, antennae, lighting, lightning rod, and any other appurtenances.
3. The location and construction of the tower shall be in accordance with all other requirements of the Unified Development Code.
4. A review by a radio frequency engineer that is acceptable to Douglas County shall be provided in accordance with Article 3, Section 343(i) prior to the issuance of a building permit for the tower.

Adopted and effective this June 2, 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

DRAFT

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

Application Number	S2026-40
Applicant Name	Luis De La Rosa
Property Owner Name	Luis S. De La Rosa
Property Address	1346 McIntosh Rd, Douglasville, GA 30134
Land Lot, District, Section, Parcel	Land Lot: 0735; District: 18; Section: 2; Parcel: 0001; Parcel ID: 0735-182-0001
Current Zoning	R-LD, Residential, Low-Density
Future Land Use Classification	Workplace Center
Character Area Classification	VMH Professional Corridor
Request	Request for a Special Use Permit to Allow an Oversized Accessory Structure in the R-LD Zoning District
Associated Future Land Use Map Amendment	N/A
Size (in acres)	3.22 acres
Commissioner District	1
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Oversized Accessory Structure in the R-LD Zoning District
Recommendation on Rezoning Request	Approval
Meeting Date	June 2 nd , 2026

Relevant Code Sections:

Article	Section	Description
3	313(a)(1)(c)	Regulations Controlling for Size Limitations for Accessory Structures

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 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:

Summary of Proposal:

The applicant is requesting a Special Use Permit to entitle an already built structure in order to begin the building permit process to modify the interior of the structure. The structure appears to have been built in 1998 per available tax records and is approximately 1,426 sq. ft. The structure appears to have been constructed without a building permit.

The Unified Development Code controls that properties in the R-LD zoning district, on lots with 1 acre up to 5 acres, shall not be permitted to have accessory structures that exceed 1,000 sq. ft. unless through an Administrative Variance which may permit an increase of 250 sq. ft. The 1,426 sq. ft. structure would not be permitted either by right or by Administrative Variance; however, the UDC does allow for requests before the Board of Commissioners for accessory structures greater than 1,250 sq. ft. which may otherwise be permitted administratively.

Existing Conditions:

The property has a 1,629 sq. ft. single-family detached dwelling built in 1954, a 720 sq. ft. manufactured home installed in 1969, and a 1,426 garage structure (subject structure) built in 1998 sited.

Planning Concerns:

The subject accessory structure was constructed without a building permit. Entitlement of the structure would still require the property to meet all, relevant building codes should permits be pulled for modifications for the structure.

The intensity of the use of the lot is not proposed to change as a result of this request. The applicant intends to run power to the structure for personal use. No exterior modifications to the site are proposed.

Recommendation:

Staff is recommending **approval** of the Special Use Permit based upon the following Findings:

Findings:

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

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: S2026-40

DATE OF MEETING: June 2, 2026

This site is located at 1346 McIntosh Rd. McIntosh Rd is a Local Street on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 35 MPH. The Right-Of-Way width along McIntosh Rd is 40' per the County's 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. However, if the parcel is to be recognized as Commercial because of the use, then the owner should submit plans to DRC and comply with all UDC Code requirements.

Traffic Information

There is no current traffic data along this roadway

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☐ Rezoning

☐ Variance

CASE NUMBER: S2026-40

DATE OF MEETING: June 2, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in McIntosh 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 McIntosh Road
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: 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:

WSA regs do not apply

12. Additional Remarks:

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

Prepared by: Diana Johnson



Legend

Water Hydrants

Water System Valves

<all other values>

WSA_Roads

Water Mains

Water Lateral Lines

Sewer Pressurized Mains

Sewer Gravity Mains

<all other values>

Sewer Manholes

Border

WSA_Parcel_Poly

Applicant: Luis De la Rosa
Location: 1346 McIntosh Rd, Douglasville, GA 30134
Land Lot Lot: Dist: Sect: Parcel: 0735182001
Lot Size: Acres: 02.79
Case #: S2026-40

DDCWSA Impact Study Map



Applicant: Luis De la Rosa
Location: 1346 McIntosh Rd, Douglasville, GA 30134
Land Lot: Lot: Dist: Sect: Parcel: 0735182001
Lot Size: Acres: 02.79
Case #: S2026-40

DDCWSA Impact Study Map

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: 2026-40 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	11	5.3
Advanced Life Support EMS Unit	1	11	5.3
Aerial Fire Apparatus	1	11	5.3

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: _____ Feet Intervals

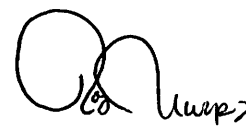
Water Flow Data Required? Yes ☒ NO ☐

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

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

Comments:

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

 5/13/26

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-40
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 43 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: Luis Rosa 1346 McIntosh Road, Douglasville, Georgia 2.79 ac

Concerns/ observations: Restore 1426 barn/ building to bring it up to date. Structure is used for storage and work shop.

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: Luis De La Rosa Case No. S2026-40 Meeting Date: 6/2/26

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?

The property is mostly wooded except for the home, buildings and yard areas.

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

Yes.

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

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-40__ **DATE OF MEETING:** _June 2, 2026_

PROPOSED ZONING: Continuation of existing residential **CURRENT ZONING:**
Single-family home with accessory structures

OWNER'S NAME: Luis De La Rosa

MAILING ADDRESS: 2448 Tift Kennesaw ga 30152

LOCATION OF PROPERTY: 1346 McIntosh Rd, Douglasville Ga 30134

LAND LOT: 735 **DISTRICT:** 18 **SECTION:** 2 **PARCEL:** 1

NATURE OF VIOLATION(S):

NA

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

NA

COURT ORDER:

NA

ADDITIONAL COMMENTS:

Industrial Avenue Rd

R-10

city
DOUGLASVILLE

100



INDUSNIA ADDRESS RD

This is an aerial photograph of a residential area in Douglasville, Georgia. A specific property is highlighted with a red outline. The property is situated on a street labeled 'INDUSNIA ADDRESS RD'. To the left of the property is a road labeled 'W. 15000 RD'. The property itself is a large, irregularly shaped lot with a mix of green trees and brown, cleared or wooded areas. A small, dark-colored building is visible within the property. The surrounding area includes other residential lots, some with houses and driveways, and a larger area of dense green trees to the north. The text 'DOUGLASVILLE' is visible in the lower right corner of the image.

DOUGLASVILLE

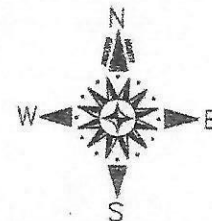
2008 Google Image



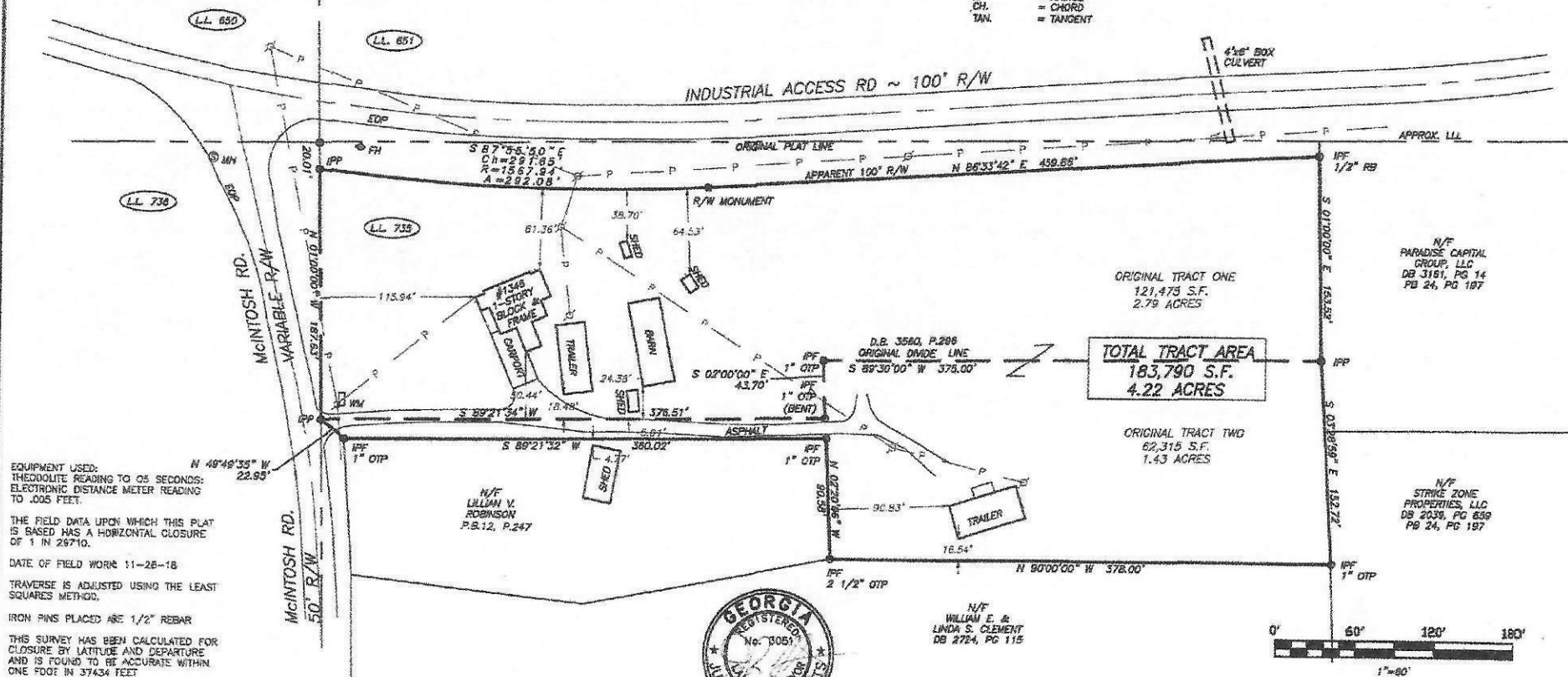
THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT
BK 40 PG 411

1. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
2. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
3. THIS PROPERTY MAY CONTAIN WEEDS AND ALL CROPS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
4. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, SKILL AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. NO GUARANTEE OR CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

I.P.F.	IRON PIN FOUND
L.P.F.	IRON PIN PLACED
I.L.L.	LAND LOT LINE
L.L.	LAND LOT
P.P.	POWER POLE
FND.	FOUND
O.B.	DEED BOOK
P.B.	PLAT BOOK
P.	PAGE
C.L.	CENTERLINE
R\W	RIGHT-OF-WAY
F.H.	FIRE HYDRANT
B.V.	BUILDING LINE
W.V.	WATER VALVE
W.M.	WATER METER
M.H.	MANHOLE
N\F	NOW OR FORMERLY
O.T.	= OPEN TOP
-P-	= POWER LINE
-X-	= FENCE LINE
R.	= RADIUS
CH.	= CHORD
TAN.	= TANGENT



BASIS OF BEARING IS A PLAT OF SURVEY BY W.P. JOHNSON RECORDED IN PG 4, PG 9



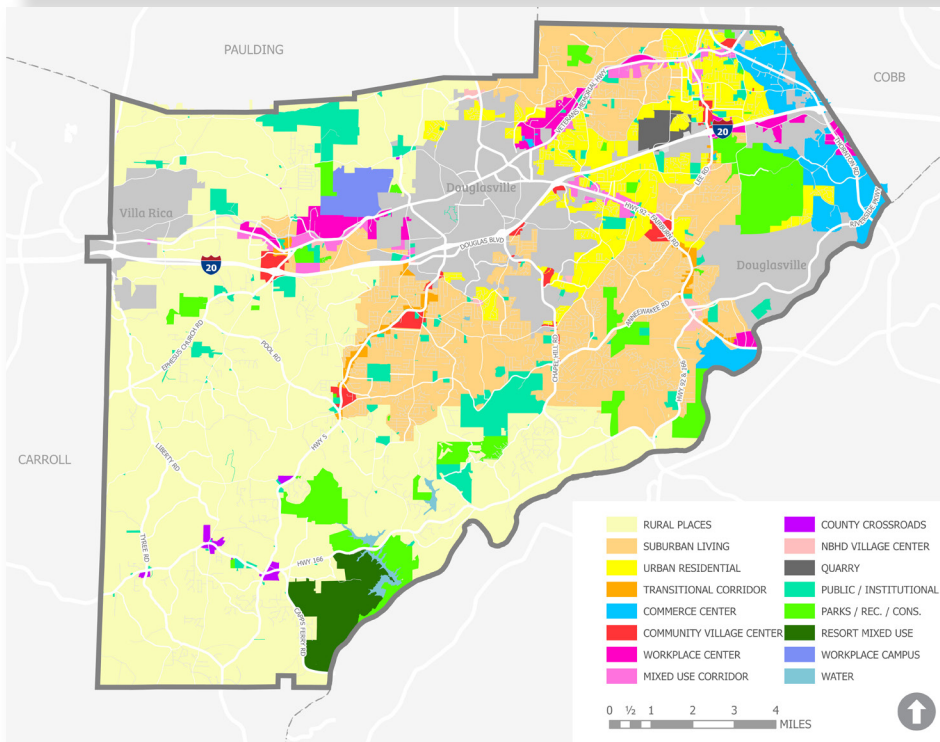
THIS PLAT IS A RETROCEDMENT OF AN EXISTING PARCEL, OR PARCELS OF LAND, AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE REDORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. REDORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF THE LOCAL GOVERNMENT, NOR DOES IT IMPLY ANY CHANGE TO ANY LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THE PROFESSIONAL STANDARDS AND LAND SURVEYING ACT AS SET FORTH IN O.C.G.A. SECTION 15-5-5.

-JUDSON R. TIBBITTS, GAPLS#3051



RETRACEMENT SURVEY FOR					
ANTHONY & JENNIFER PELLOCK					
LAND LOT 735	DISTRICT 16TH	SECTION 2ND	COUNTY DOUGLAS	GEORGIA	
DATE 12-10-18	DRAWN BY BIE	CHECKED JRT	JOB NO. 18200	DISK SERVER	
TIBBITS LAND SURVEYING, INC. 382 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132 (770) 443-1021					

Workplace Center



Workplace Centers identify suitable locations for current and future intensive commercial, office, and technology development along major highway corridors. The expectation for businesses located in Workplace Centers is that they are considered to be major employment generators; integrated office parks and similar developments are encouraged. Development within Workplace Centers should respond to their designated Character Area and other Master Plans or Small Area Studies that area applicable.

From an urban design standpoint, the most critical element in creating a visually appealing workplace center is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses. Vast amounts of parking and loading/unloading areas should be screened from view. Where possible the parking areas should be distributed to two or more sides of the business to “visually scale down” the size of the parking lot. Inter-parcel access between sites should be used whenever possible. Grouping or “clustering” of shops with commingled parking, landscaping and pedestrian areas in encouraged.

Typically, these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes. Planning for appropriate transportation access and in some cases, expansion is a priority. In addition to vehicular access, improving bike/pedestrian and transit connections along these corridors is important.

Primary Land Uses:

- “Showplace” operations such as offices and research facilities, sales and show rooms, and medical complexes
- Comprehensive and cohesive unified projects that integrate commercial, office, and on occasion, residential uses
- High rise office buildings
- Retail, dining, personal business and professional services that support the employment base and local residents
- Major commercial shopping, including department stores and “big box” uses, that is integrated into the overall design of the complex
- Warehouse, distribution, and wholesaling businesses when transportation facilities are sufficient
- Light industrial uses within planned centers
- Convention hotels and motels

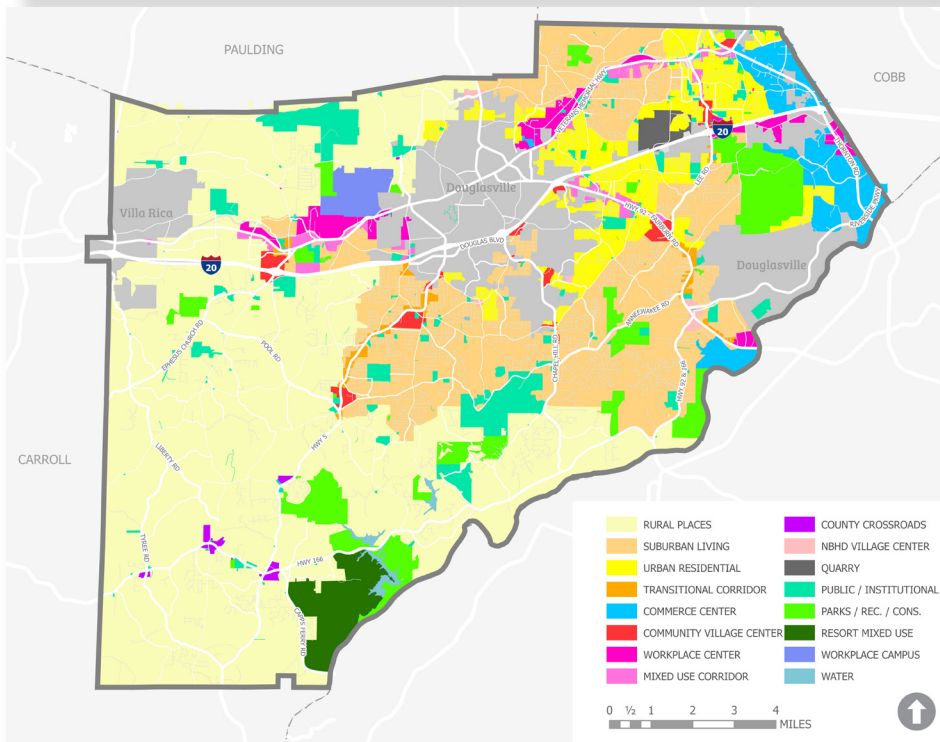
Community Facilities:

- Public water & sewer available or planned in the near future
- Arterial access
- Rail access
- Regional public facilities

Master Planned Developments:

- Urban design characteristics and unity are major characteristics within planned developments.

Workplace Center



Appropriate Zoning Districts:

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

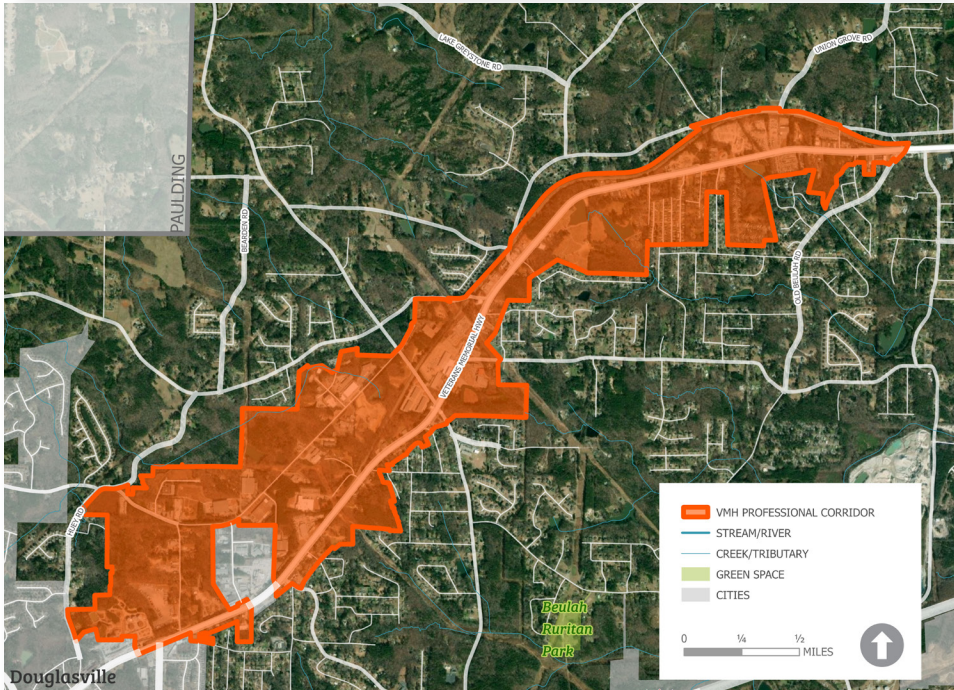
Character Areas:

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

Policies and Implementation Strategies:

- Workplace centers should be designed as a coordinated whole and integrated into surrounding character of the center. Office and industrial parks are encouraged.
- Buildings should be designed to conform to architectural standards and oriented in close proximity to each other to facilitate walking instead of driving.
- The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable, instead utilizing similar colors, materials, and textures as well as repeating patterns, rhythms, and proportions found within the architecture of other buildings in the center can be utilized to achieve unity.
- A transition from low buildings at the site perimeter to larger and taller structures on the interior of the site is encouraged.
- Use lighting to draw attention to window displays, signs, and store information and buildings architectural details.
- Signage should be consistent in scale with other signs within the corridor/center, and that complement a building's architecture.
- Where parking structures have a strong relationship to the street or other pedestrian areas, the lower level of the structure should be activated with pedestrian-related improvements, storefronts, or alternative uses and enhanced landscape treatment to soften the structure. Other sides of parking structures should also be landscaped with increasing intensity the more visible the parking structure is from surrounding uses.
- Workplace centers should include pedestrian spaces scaled with respect to the size and demands of the particular use. The space should incorporate landscaping, shaded areas, and seating opportunities for customers and employees.
- Shared parking, or providing parking with adjoining development between owners or developers of adjoining properties, is encouraged.

VMH Professional Corridor



VMH Professional Corridor

Description

This section of Veterans Memorial Highway (VMH) is a portion of the old Bankhead Highway, which was one of the first federal auto trails, a precursor to the federal highway system. As a result, it has a legacy of auto-oriented and industrial uses in proximity to a number of first-generation suburban neighborhoods. The Lithia Springs Small Area Plan identified this part of VMH as a place to concentrate job-generating uses like industrial, office, and commercial.

Current Character

- Mix of professional uses including light industrial, warehousing, and auto-oriented businesses
- Traditional suburban residential interspersed

Housing Guidance

- Townhomes
- Multi-Family Garden Style
- Residential Mixed Use

Future Land Use Changes Can Be:

- Workplace Center*
- Mixed Use Corridor*
- Urban Residential
- Public/Institutional
- Parks/Rec/Conservation
- Transportation/Communication/ Utilities

* Predominant Land Use(s)

Vision: A main East-West connection between Douglasville and Historic Lithia Springs that hosts job-generating, professional uses like office, industrial, and commercial.

Parks, Open Space + Trails Guidance

While it lacks community parks, the focus for the VMH Professional Corridor is to create linear parks/trail connections as well as to encourage the private development of campus-like greenspaces for future professional developments. The trail framework recommends a trail connection between Historic Lithia Springs to Douglasville.

Compatible Zoning Districts for Future Rezonings

- OI
- C-G
- C-H
- LI (limited)
- LI-R (limited)
- R-MD
- R-HD
- PUD

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: Luis De La Rosa

Address: 1346 McIntosh Rd, Douglasville, GA 30134

More Fully Described: Land Lot: 0735; District: 18; Section: 2; Parcel: 0001

Parcel ID: 0735-182-0001

Acreage: 3.22 acres

Use: Special Use Permit to Allow an Oversized Accessory Structure in the R-LD Zoning District

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

Adopted and effective this June 2nd, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcaarez, District IV

Attest:

Dr. Romona Jackson Jones, Chairman

Allison Duncan, AICP
Planning and Zoning Manager

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

Application Number	S2026-43
Applicant Name	Noah Shook
Property Owner Name	Richard Kevin Anderson
Property Address	13221 Veterans Memorial Hwy, Douglasville, GA 30134
Land Lot, District, Section, Parcel	Land Lot(s): 0164, 0189; District: 02; Section: 5; Parcel: 0011; Parcel ID: 0164-025-0011
Current Zoning	LI, Light Industrial
Future Land Use Classification	Workplace Center
Character Area Classification	Winston
Request	Request for a Special Use Permit to Allow Outdoor Storage
Associated Future Land Use Map Amendment	N/A
Size (in acres)	2.334 acres
Commissioner District	4
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Outdoor Storage for a Landscape Supply Company
Recommendation on Rezoning Request	Approval with Condition
Meeting Date	June 2, 2026

Relevant Code Sections:

Article	Section	Description
3	305(b)	Regulations Controlling for Outdoor Storage in an Industrial Zoning District

Prior Zoning Actions:

Year	Case #	Summary of Action
1988	Z1988-87	Request for a Rezoning from R-1 to M-1 for a Grading 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:

Summary of Proposal:

The applicant is proposing Outdoor Storage of landscape supply materials. No modifications to the existing site are proposed.

Existing Conditions:

The subject site has two warehouse-oriented buildings sited. The site has two driveways.

Planning Concerns:

Adequate screening out Outdoor Storage is necessary to distinguish the Outdoor Storage area from any Outdoor Display area as defined in Article 3, Section 304.

Recommendation:

Staff is recommending **approval with condition** of the Special Use Permit requested based upon the following findings:

Findings:

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

Conditions:

1. An opaque, imitation-wood vinyl, polymer or composite-based material fence shall be used to screen the limits of the Outdoor Storage. A landscape plan shall be submitted to

the Douglas County Arborist and shall include a 25' landscape strip adjacent to Veterans Memorial Hwy with a minimum of 3 canopy trees, 3 understory trees, 2 evergreen trees, and 18 shrubs every 100' of linear strip. Sufficiency of screening and consideration for existing conditions on the site shall be at the discretion of the Douglas County Arborist. In the event that the trees specified here are anticipated to obstruct power lines, additional shrubs are to be provided as a substitution. Sufficiency of substitution is subject to the discretion of the Douglas County Arborist.

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: S2026-43

DATE OF MEETING: June 2, 2026

This site is located at 13225 Veterans Memorial Hwy. Veterans Memorial Hwy is a Major Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 45 MPH. The Right-Of-Way width along Veterans Memorial Hwy is 80' per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. The applicant shall comply with all current UDC Code requirements within the existing Right-Of-Way of Veterans Memorial Hwy.

Traffic Information

Veterans Memorial Hwy ADT: (2022) – 9,320 (2023) – 9,390 (2024) – 9,470

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: S2026-43

DATE OF MEETING: June 2, 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 on property locate 13051 Veterans Memorial Hwy; 3,400 ft
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:

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

Prepared by: Diana Johnson



Applicant: Noah Shook
Location: 13221 13225 Veterans Memorial HWY Douglasville GA 30134
Land Lot Lot: 164 + 189 Dist: 2nd Sect: 5th Parcel: 11
Lot Size: Acres:
Case #: S2026-43

DDCWSA Impact Study Map





Legend

- Storm Open Drains
- Border
- WSA_Parcel_Poly

WSA_Roads

ROADCLASS

- Secondary Road

Applicant: Noah Shook
Location: 13221 13225 Veterans Memorial HWY Douglasville GA 30134
Land Lot Lot: 164 + 189 Dist: 2nd Sect: 5th Parcel: 11
Lot Size: Acres:
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DDCWSA Impact Study Map



DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-43 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	8	9	5.8
Advanced Life Support EMS Unit	8	9	5.8
Aerial Fire Apparatus	8	9	5.8

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes / NO _____

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

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

Comments:

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

 8/13/26

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-43
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.

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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: 13225 Veterans Memorial Hwy- Richard Anderson

Concerns/ observations: Outdoor storage for retail use- landscape supplies. Egress and egress decent. Suggest video cameras and security alarms.

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: Noah Shook Case No. S2026-43 Meeting Date: 6/2/26

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:

We would recommend requiring a front landscape strip be planted along Veterans Memorial Hwy for beautification and/or landscaping in front of the front fence to screen the outdoor storage areas.

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

No.

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

No.

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

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-43_ **DATE OF MEETING:** _June 2, 2026_

PROPOSED ZONING: retail store **CURRENT ZONING:** dump truck business

OWNER'S NAME: Richad Anderson

MAILING ADDRESS: 106 Peeks Hill Rd Carrollton Ga 30116

LOCATION OF PROPERTY: 13225 Veterans Memorial Hwy , Douglasville Ga
30134

LAND LOT: 189 **DISTRICT:** 2 **SECTION:** 5 **PARCEL:** 11

NATURE OF VIOLATION(S):

NA

PHOTOS ATTACHED: ☐ YES ☒ NO

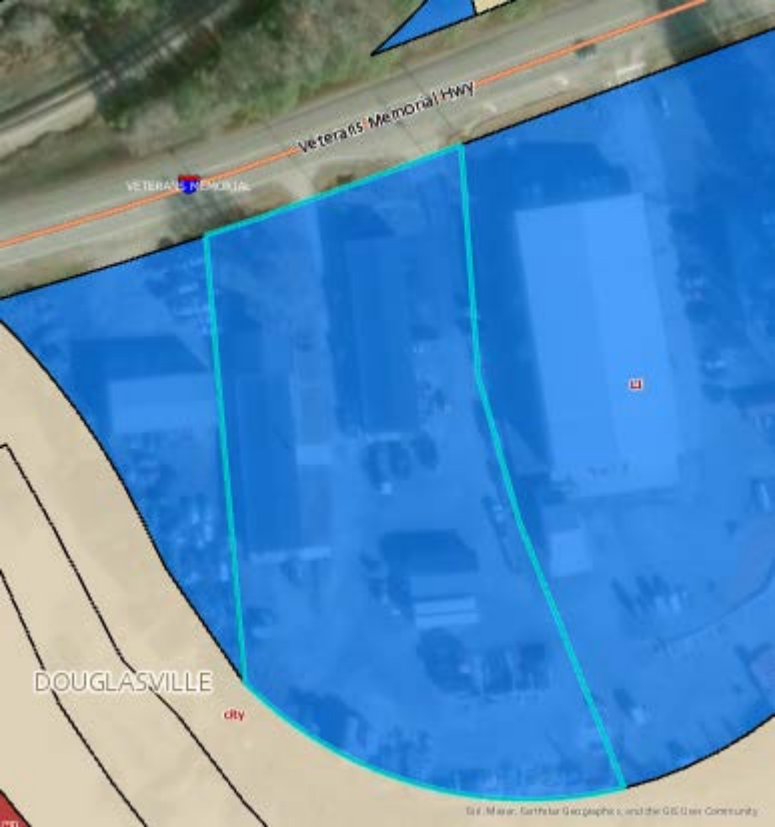
COURT ACTION:

NA

COURT ORDER:

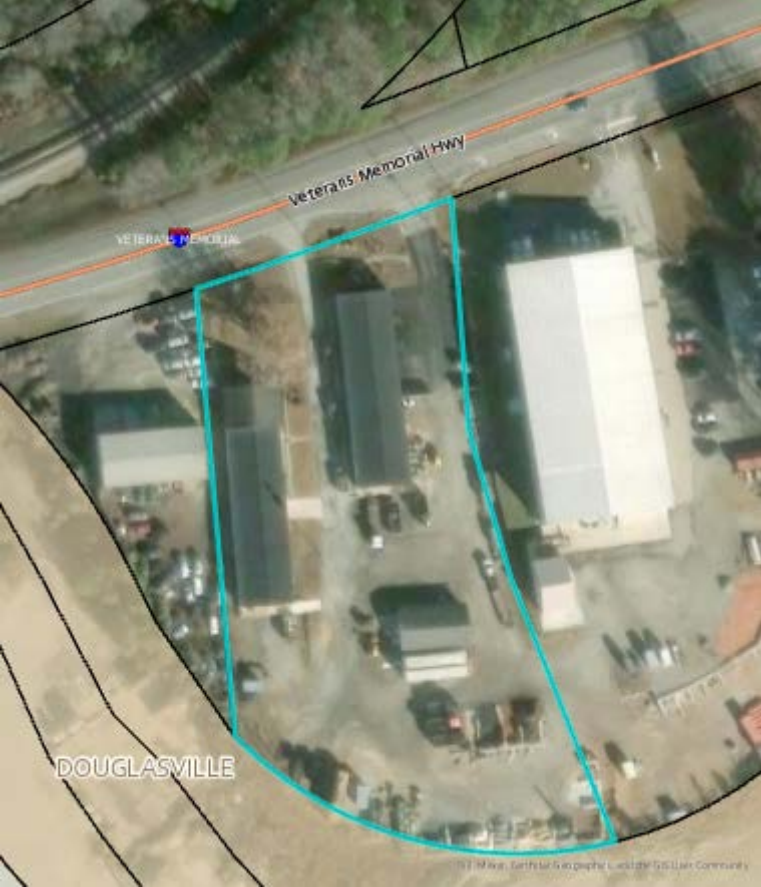
NA

ADDITIONAL COMMENTS:



DOUGLASVILLE

city

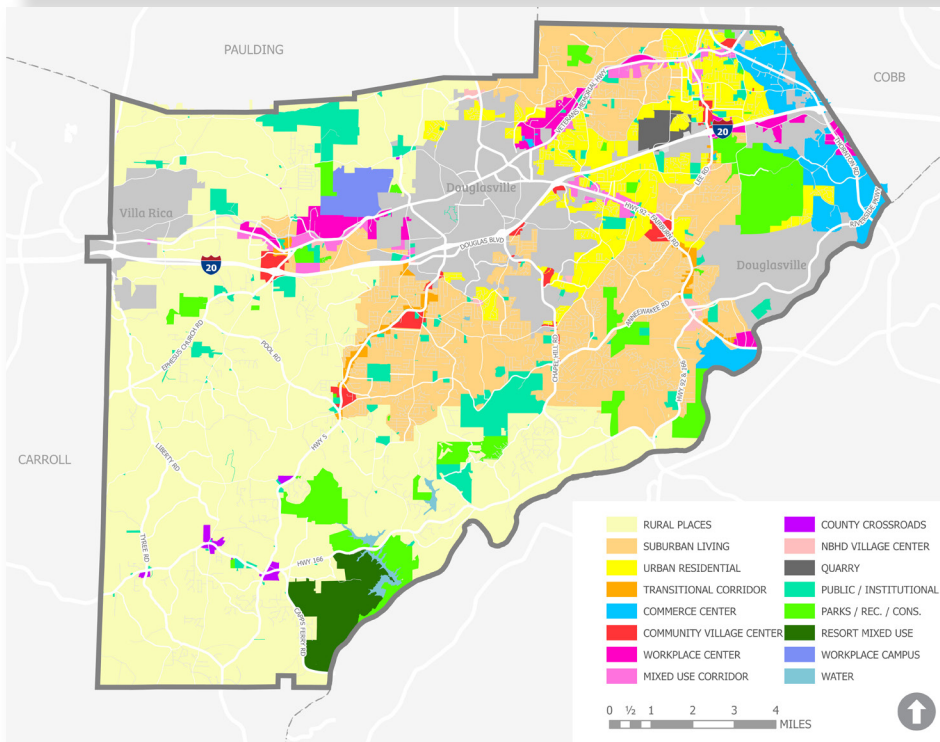


Veterans Memorial Hwy

VETERANS MEMORIAL

DOUGLASVILLE

Workplace Center



Workplace Centers identify suitable locations for current and future intensive commercial, office, and technology development along major highway corridors. The expectation for businesses located in Workplace Centers is that they are considered to be major employment generators; integrated office parks and similar developments are encouraged. Development within Workplace Centers should respond to their designated Character Area and other Master Plans or Small Area Studies that area applicable.

From an urban design standpoint, the most critical element in creating a visually appealing workplace center is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses. Vast amounts of parking and loading/unloading areas should be screened from view. Where possible the parking areas should be distributed to two or more sides of the business to “visually scale down” the size of the parking lot. Inter-parcel access between sites should be used whenever possible. Grouping or “clustering” of shops with commingled parking, landscaping and pedestrian areas in encouraged.

Typically, these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes. Planning for appropriate transportation access and in some cases, expansion is a priority. In addition to vehicular access, improving bike/pedestrian and transit connections along these corridors is important.

Primary Land Uses:

- “Showplace” operations such as offices and research facilities, sales and show rooms, and medical complexes
- Comprehensive and cohesive unified projects that integrate commercial, office, and on occasion, residential uses
- High rise office buildings
- Retail, dining, personal business and professional services that support the employment base and local residents
- Major commercial shopping, including department stores and “big box” uses, that is integrated into the overall design of the complex
- Warehouse, distribution, and wholesaling businesses when transportation facilities are sufficient
- Light industrial uses within planned centers
- Convention hotels and motels

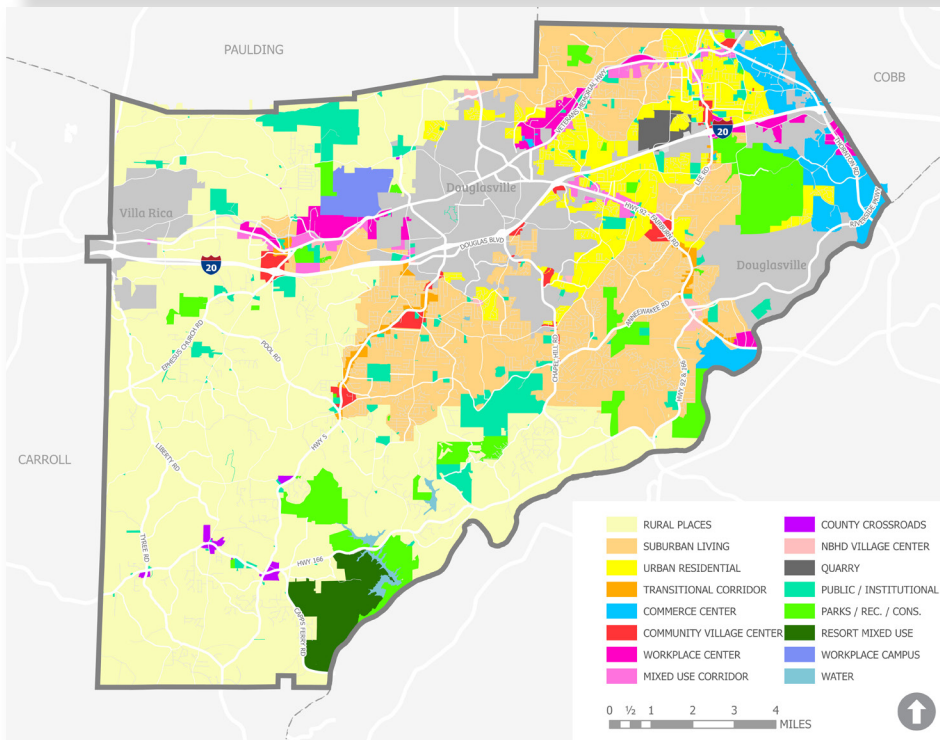
Community Facilities:

- Public water & sewer available or planned in the near future
- Arterial access
- Rail access
- Regional public facilities

Master Planned Developments:

- Urban design characteristics and unity are major characteristics within planned developments.

Workplace Center



Appropriate Zoning Districts:

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

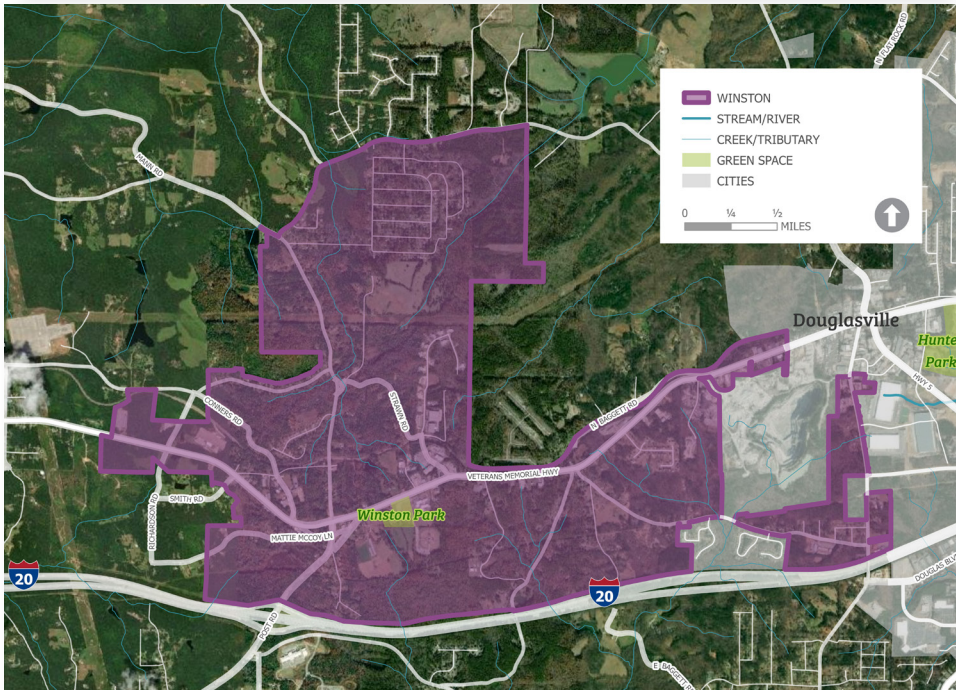
Character Areas:

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

Policies and Implementation Strategies:

- Workplace centers should be designed as a coordinated whole and integrated into surrounding character of the center. Office and industrial parks are encouraged.
- Buildings should be designed to conform to architectural standards and oriented in close proximity to each other to facilitate walking instead of driving.
- The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable, instead utilizing similar colors, materials, and textures as well as repeating patterns, rhythms, and proportions found within the architecture of other buildings in the center can be utilized to achieve unity.
- A transition from low buildings at the site perimeter to larger and taller structures on the interior of the site is encouraged.
- Use lighting to draw attention to window displays, signs, and store information and buildings architectural details.
- Signage should be consistent in scale with other signs within the corridor/center, and that complement a building's architecture.
- Where parking structures have a strong relationship to the street or other pedestrian areas, the lower level of the structure should be activated with pedestrian-related improvements, storefronts, or alternative uses and enhanced landscape treatment to soften the structure. Other sides of parking structures should also be landscaped with increasing intensity the more visible the parking structure is from surrounding uses.
- Workplace centers should include pedestrian spaces scaled with respect to the size and demands of the particular use. The space should incorporate landscaping, shaded areas, and seating opportunities for customers and employees.
- Shared parking, or providing parking with adjoining development between owners or developers of adjoining properties, is encouraged.

Winston



Winston

Description

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

Current Character

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

Other Considerations:

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

Compatible Zoning Districts for Future Rezoning

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

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

Parks, Open Space + Trails Guidance

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

Housing Guidance

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

Future Land Use Changes Can Be:

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

AN ORDINANCE ALLOWING A SPECIAL USE PERMIT

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

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

Applicant: Noah Shook

Address: 13221 Veterans Memorial Hwy, Douglasville, GA 30134

More Fully Described: Land Lot(s): 0164, 0189; District: 02; Section: 5; Parcel: 0011

Parcel ID: 0164-025-0011

Acreage: 2.334 acres

Use: Special Use Permit to Allow Outdoor Storage

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

WHEREAS, the County Commissioners have reviewed and taken administrative notice of the recommendation of the Zoning Board and the testimony, application, evidence, and documents submitted at the hearing, the staff Report and Recommendations, and the contents of the Planning and Zoning 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 modify the intent, purpose, or spirit of the Unified Development Code.
2. The use will not adversely affect the public health, safety, or welfare.

Conditions:

1. An opaque, imitation-wood vinyl, polymer or composite-based material fence shall be used to screen the limits of the Outdoor Storage. A landscape plan shall be submitted to the Douglas County Arborist and shall include a 25' landscape strip adjacent to Veterans Memorial Hwy with a minimum of 3 canopy trees, 3 understory trees, 2 evergreen trees, and 18 shrubs every 100' of linear strip. Sufficiency of screening and consideration for existing conditions on the site shall be at the discretion of the Douglas County Arborist. In the event that the trees specified here are anticipated to obstruct power lines, additional shrubs are to be provided as a substitution. Sufficiency of substitution is subject to the discretion of the Douglas County Arborist.

Adopted and effective this June 2nd, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcaarez, District IV

Attest:

Dr. Romona Jackson Jones, Chairman

Allison Duncan, AICP
Planning and Zoning Manager

DRAFT

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

Application Number	S2026-45
Applicant Name	B9 Douglas Hills Road Owner, LLC
Property Owner Name	B9 Douglas Hills Road Owner, LLC
Property Address	1050 and 1001 Douglas Hill Road 0 Bullard Road
Land Lot, District, Section, Parcel	Land Lot 768 District 18 Section 2 Parcel 1 Land Lot 797 District 18 Section 2 Parcel 8
Current Zoning	Light Industrial (LI)
Future Land Use Classification	Commerce Center
Character Area Classification	Thornton South
Request	Special Use Permit for buildings over 50,000 square feet
Associated Future Land Use Map Amendment	n/a
Size (in acres)	116 acres
Commissioner District	2
Subject to an HOA, POA, or similar?	n/a
Proposed Use	The property already has four buildings over 50,000 square feet. The applicants wish to obtain the special use permit as a matter of due diligence pursuant to a Code amendment in 2023.
Recommendation on Rezoning Request	Approval
Meeting Date	June 2, 2026

Relevant Code Sections:

Article	Section	Description
4	4.19	A building can be up to 1,000,000 sf with a special use permit; without a special use permit, the maximum square footage for a single building is 50,000 sf

Prior Zoning Actions:

Year	Case #	Summary of Action
2022	Z2022-22	Rezoning from RA to LI for construction of four warehouses with a total of 970,000 gross square feet
2021	Z2021-30	Rezoning from RA to PRD for a residential subdivision - WITHDRAWN

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 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 request is to entitle the properties with a special use permit for buildings to exceed 50,000 square feet. The buildings were constructed prior to a change in the UDC in 2023. They were conforming at the time of construction. As a result of the code change, the buildings would be considered legal non-conforming structures. This could create issues at a future date in the event of any needed renovation, expansion or reconstruction.

Summary of Proposal: The request is to entitle the properties with a special use permit for buildings to exceed 50,000 square feet. The buildings were constructed prior to a change in the UDC in 2023. They were conforming at the time of construction. As a result of the code change, the buildings would be considered legal non-conforming structures. This could create issues at a future date in the event of any needed renovation, expansion or reconstruction.

Existing Conditions: The subject property includes four buildings for approximately 970,000 sf of warehouse and distribution space.

Planning Concerns: Staff have no concerns with this request.

Recommendation: Staff recommends approval of the special use permit for buildings over 50,000 square feet.

Findings: Staff recommends approval with the following findings:

1. The special use permit request is compatible with the Comprehensive Plan Character Area Thornton South and the Future Land Use Map classification of Commerce Center.
2. The special use permit will not modify the intent, purpose or spirit of the Unified Development Code.
3. The special use permit request will not adversely impact public health, safety or 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 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: BP Douglas Hills Rd Owner LLC Case No. S2026-45 Meeting Date: 6/2/26

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?

Yes

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

Yes

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☐ Rezoning

☐ Variance

CASE NUMBER: S2026-45

DATE OF MEETING: June 2, 2026

WATER

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

SEWER

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

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

11. Stormwater Concerns:

State waters present on property. Floodplain on the property Property in the Sweetwater Creek Basin. A 50-foot undisturbed stream buffer would apply.

12. Additional Remarks:

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

Prepared by: Diana Johnson



Legend

 Water Hydrants

 Water Mains

 Border

 Sewer Pressurized Mains

Sewer Gravity Mains

 <all other values>

Managed By

 Private

 WSA

Sewer Network Structures

Structure Type

 Lift Station

Applicant: B9 Douglas Hill Rd Owner, LLC, c/o The Galloway Law Group, LLC
Location: 105 & 1011 Douglas Hill Rd
Land Lot: Lot: 767-769, 796-800, 857-858 Dist: 18 Sect: 2 Parcel: 0001, 0008
Lot Size: Acres: 116.26
Case #: S2026-45

DDCWSA Impact Study Map



Applicant: B9 Douglas Hill Rd Owner, LLC, c/o The Galloway Law Group, LLC
Location: 105 & 1011 Douglas Hill Rd
Land Lot: Lot: 767-769, 796-800, 857-858 Dist: 18 Sect: 2 Parcel: 0001, 0008
Lot Size: Acres: 116.26
Case #: S2026-45

DDCWSA Impact Study Map



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

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: Z2026-45____ **DATE OF MEETING:** _June 2, 2026_

PROPOSED ZONING: Existing Light Industrial **CURRENT ZONING:**
Continuation of the existing light industrial/warehouse

OWNER'S NAME: B9 Douglas Hills Road Owner LLC

MAILING ADDRESS: P.O. BOX 2980, Chicago, IL 60690

LOCATION OF PROPERTY:1050 and 1001 Douglas Hill Road 0 Bullard

LAND LOT: 767-769-796-800-857-858 **DISTRICT:** 18 **SECTION:** _02 **PARCEL:**
0001-0008Impact.

NATURE OF VIOLATION(S):

NA

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

NA

COURT ORDER:

NA

ADDITIONAL COMMENTS:

From: [Christopher Small](#)
To: [Johannah Womack](#)
Subject: Re: June Zoning Impacts
Date: Monday, May 4, 2026 5:17:30 PM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Womack,

All applications have been reviewed, and based on the proposed requests, there is no projected impact on the school system's enrollment.

Chris Small, Ed.D.
Assistant Superintendent of Operations
Douglas County School System
770-651-2062

On Thu, Apr 30, 2026 at 8:44 AM Johannah Womack <jwomack@douglascountyga.gov> wrote:

Good morning,

Below are the links to the June 2 zoning impacts. Please return by May 14th.

 https://codouglasgaus-my.sharepoint.com/:f/g/personal/jwomack_douglascountyga_gov/IgBIETKQxHQSp3HHKc9QzFcAQFCyzyx6ohE4e77rfOy6L0w?e=0QbPs2

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 https://codouglasgaus-my.sharepoint.com/:f:/g/personal/jwomack_douglascountyga_gov/IgD2V76NWqgYRYCjcKiGHRBeAZyofrY8C7Rckwo_5b3QGtM?e=OZVIf7

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 https://codouglasgaus-my.sharepoint.com/:f:/g/personal/jwomack_douglascountyga_gov/IgBJYPyNefmYQJPPVOLFwd8KAdNadV6v6j4zUzt6ighlWM?e=v0j6MR



Johannah Womack

Clerk of The Planning & Zoning Board

P: 770/920-7260

E: jwomack@douglascountyga.gov

4655 Timber Ridge Drive

Douglasville, GA 30135

This is a staff email account managed by the Douglas County School System. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.



*****Caution:** This is an external email and may have suspicious subject or content. Please be cautious when clicking links or opening attachments. When in doubt, please contact the IS Department.

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-45
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 43 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: 1050 and 1001 Douglas Hills 116.26 ac 4 existing builds totaling approximately 852,414 square feet. Light Industrial Applicant seeks Special Use Permit to conform to county requirements. Developed in 2023 and 2024.

Concerns/ observations: Conformance to County standards is essential and the Special Use Permit appears to be required to continue operating as Existing light industrial/ warehouse and distribution.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: 2026-45 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	14	5.4
Advanced Life Support EMS Unit	1	14	5.4
Aerial Fire Apparatus	1	14	5.4

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes ☒ NO ☐

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

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

Comments:

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

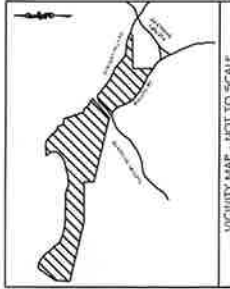
 5/4/26

[illegible]

OR
TITLE SURVEY

LOCATED IN:
AND LOT 766, 767, 768, 769, 796,
797, 798, 799, 857 & 858
18TH DISTRICT, 2ND SECTION
DOUGLAS COUNTY, GEORGIA

SURVIVING INC.



1. An exposure to a high level of noise (100 dB) will cause a person to experience a temporary threshold shift (TTS) that will last for 16 hours after exposure ended. The TTS will be 10 dB for a 1-hour exposure, 15 dB for a 2-hour exposure, and 20 dB for a 3-hour exposure.
2. If the person is continually exposed to a noise level of 100 dB for 16 hours, the TTS will be 30 dB and will last for 16 hours.
3. A person who has been exposed to a noise level of 100 dB for 16 hours will have a TTS of 30 dB that will last for 16 hours. If the person is exposed to a noise level of 100 dB for 16 hours again, the TTS will be 40 dB and will last for 16 hours.
4. A person who has been exposed to a noise level of 100 dB for 16 hours will have a TTS of 40 dB that will last for 16 hours. If the person is exposed to a noise level of 100 dB for 16 hours again, the TTS will be 50 dB and will last for 16 hours.
5. A person who has been exposed to a noise level of 100 dB for 16 hours will have a TTS of 50 dB that will last for 16 hours. If the person is exposed to a noise level of 100 dB for 16 hours again, the TTS will be 60 dB and will last for 16 hours.
6. A person who has been exposed to a noise level of 100 dB for 16 hours will have a TTS of 60 dB that will last for 16 hours. If the person is exposed to a noise level of 100 dB for 16 hours again, the TTS will be 70 dB and will last for 16 hours.
7. A person who has been exposed to a noise level of 100 dB for 16 hours will have a TTS of 70 dB that will last for 16 hours. If the person is exposed to a noise level of 100 dB for 16 hours again, the TTS will be 80 dB and will last for 16 hours.
8. A person who has been exposed to a noise level of 100 dB for 16 hours will have a TTS of 80 dB that will last for 16 hours. If the person is exposed to a noise level of 100 dB for 16 hours again, the TTS will be 90 dB and will last for 16 hours.
9. A person who has been exposed to a noise level of 100 dB for 16 hours will have a TTS of 90 dB that will last for 16 hours. If the person is exposed to a noise level of 100 dB for 16 hours again, the TTS will be 100 dB and will last for 16 hours.
10. A person who has been exposed to a noise level of 100 dB for 16 hours will have a TTS of 100 dB that will last for 16 hours. If the person is exposed to a noise level of 100 dB for 16 hours again, the TTS will be 110 dB and will last for 16 hours.

[illegible]

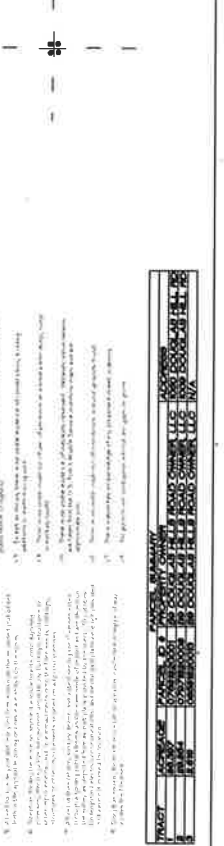
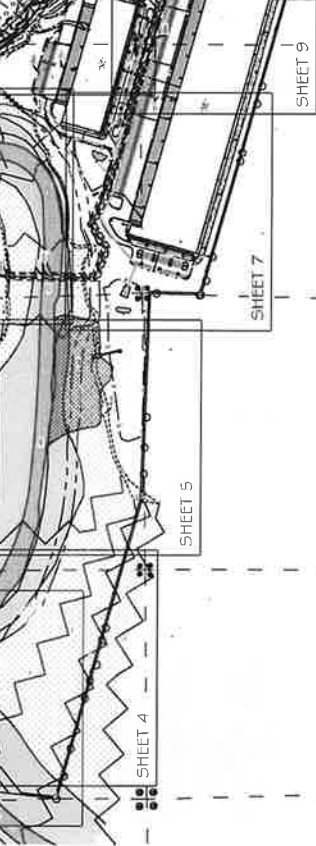
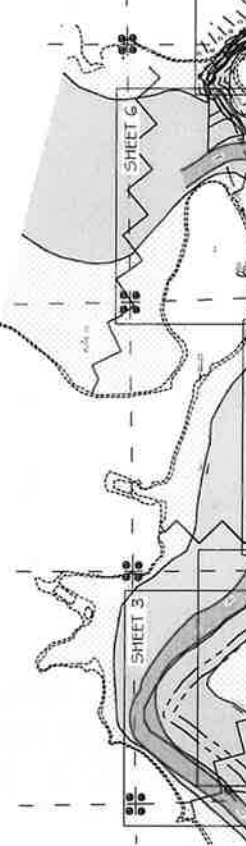
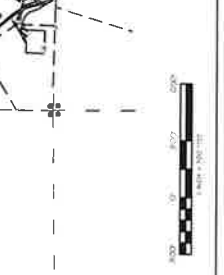
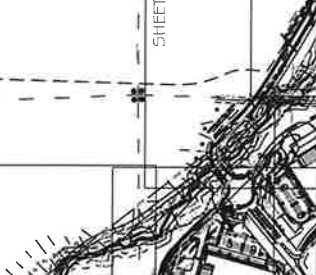
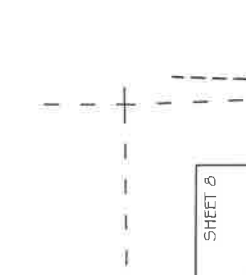
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 96. **ANSWER**
 97. **QUESTION**
 98. **ANSWER**
 99. **QUESTION**
 100. **ANSWER**

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UNITED STATES AIR FORCE #1045



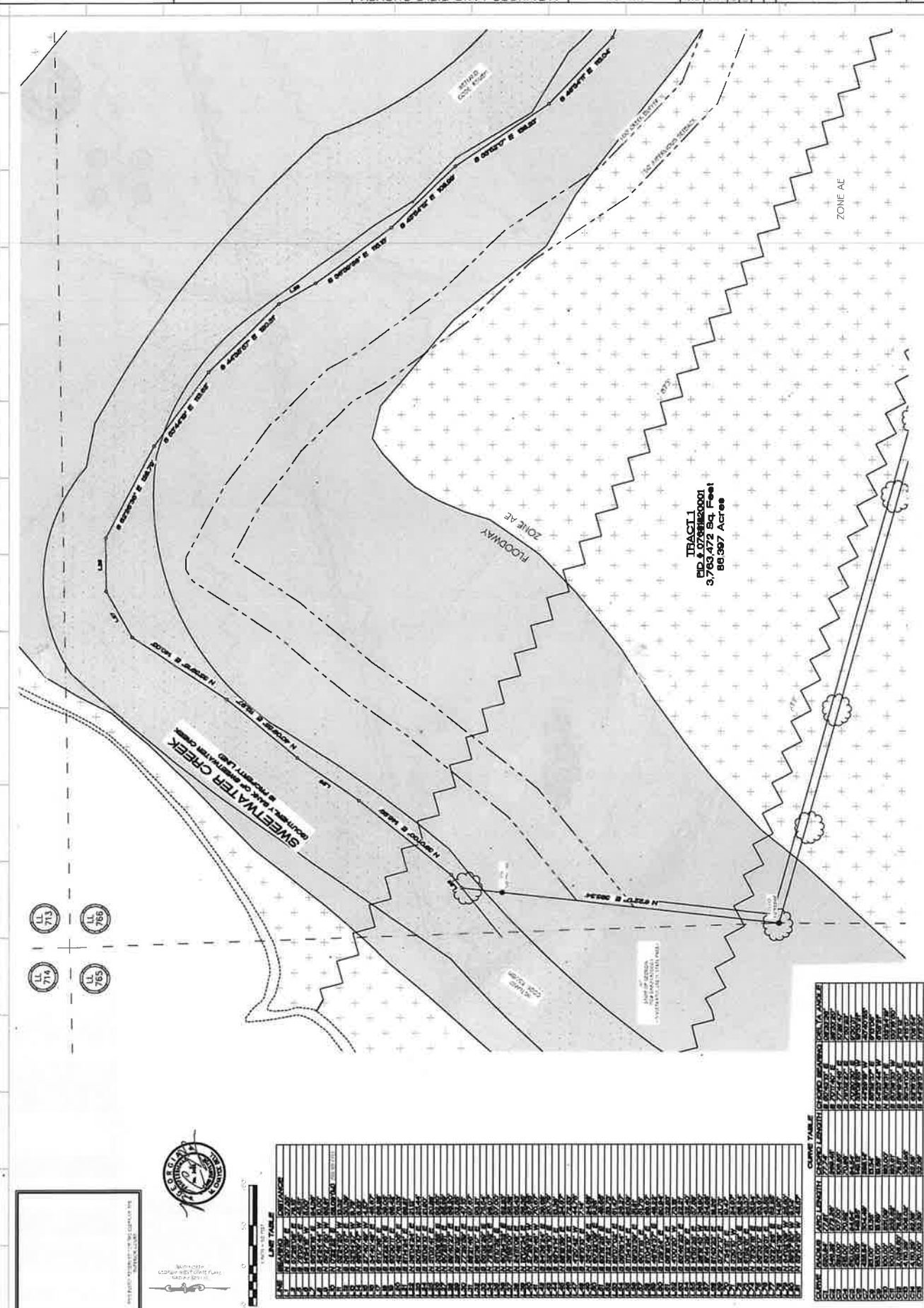


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NO.	DATE	DESCRIPTION
1	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR
2	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR
3	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR
4	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR
5	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR
6	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR
7	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR
8	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR
9	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR
10	10/1/2011	ALTA/NSPS LAND TITLE SURVEY FOR

ALTA/NSPS LAND TITLE SURVEY FOR
LOCATED IN:
18TH DISTRICT, 2ND SECTION
DOUGLAS COUNTY, GEORGIA
797.796, 799.897 & 856
LAND LOT 766, 767, 768, 769, 796.

LJA SURVEYING INC.
4525 SOUTH 122 STREET
DUBLIN, GA 31009
Phone 770.953.9200
Fax 770.953.9201



CURVE TABLE

CURVE	LENGTH	CHORD LENGTH	AREA
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
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7	100.00	100.00	100.00
8	100.00	100.00	100.00
9	100.00	100.00	100.00
10	100.00	100.00	100.00

AREA TABLE

AREA	LENGTH	CHORD LENGTH	AREA
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
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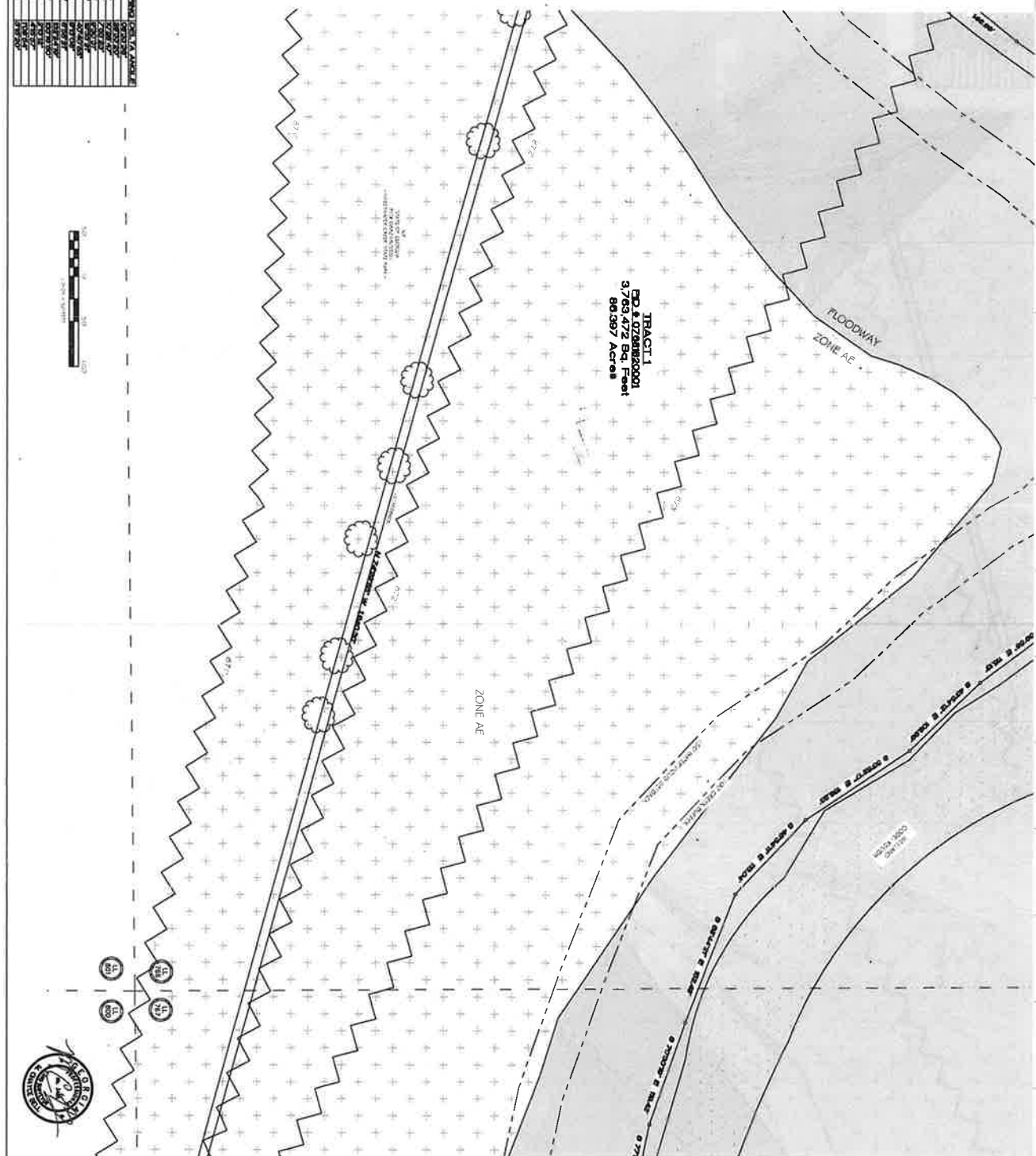
Scale
0 50 100 Feet

North Arrow
N

Legend
Survey Boundary
Easement
Floodway
Zone AE
Sweetwater Creek
Proposed Right of Way

This block contains a large, rectangular area filled with a dense, repeating pattern of small, stylized figures or symbols. The pattern is composed of many small, dark, irregular shapes arranged in a grid-like fashion, creating a complex, textured appearance. The overall effect is a dense, almost abstract representation of a large dataset or a complex system.

2004 4075-4172 | 10.1006/j.1365-2229.2004.00960.x



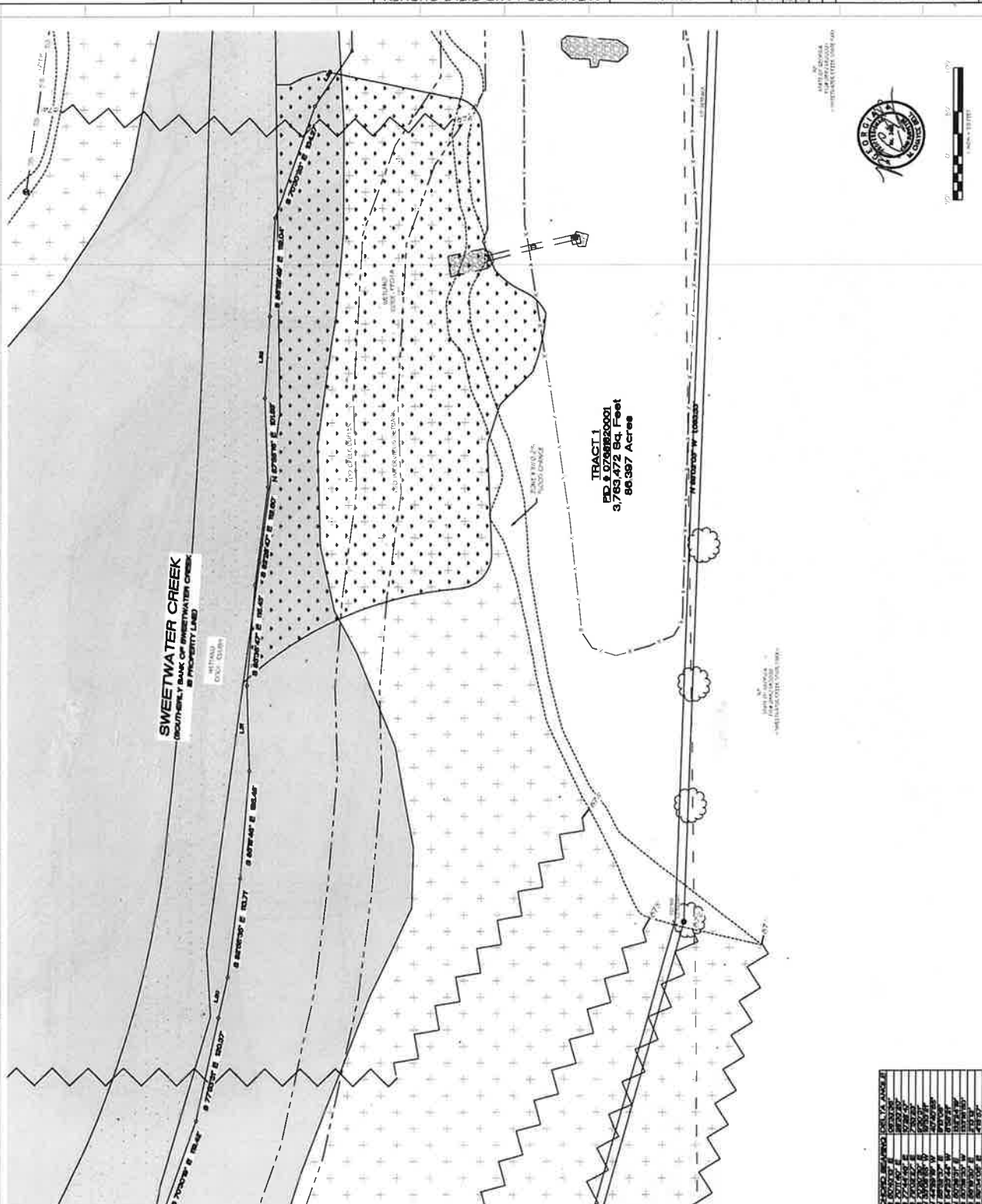
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PROJECT # 22-00000000
DATE 12/12/2022

NO.	DESCRIPTION	DATE
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3	3.0000	12/12/2022
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7	7.0000	12/12/2022
8	8.0000	12/12/2022
9	9.0000	12/12/2022
10	10.0000	12/12/2022

FOR
ALTA/NSPS LAND TITLE SURVEY
DOUGLAS COUNTY, GEORGIA
LOCATED IN:
18TH DISTRICT, 2ND SECTION
797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LOCATED IN:
18TH DISTRICT, 2ND SECTION
797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



CURVE TABLE

CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	1.0000	1.0000	1.0000	1.0000
2	2.0000	2.0000	2.0000	2.0000
3	3.0000	3.0000	3.0000	3.0000
4	4.0000	4.0000	4.0000	4.0000
5	5.0000	5.0000	5.0000	5.0000
6	6.0000	6.0000	6.0000	6.0000
7	7.0000	7.0000	7.0000	7.0000
8	8.0000	8.0000	8.0000	8.0000
9	9.0000	9.0000	9.0000	9.0000
10	10.0000	10.0000	10.0000	10.0000

LAND TABLE

LAND	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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4	4.0000	4.0000	4.0000	4.0000
5	5.0000	5.0000	5.0000	5.0000
6	6.0000	6.0000	6.0000	6.0000
7	7.0000	7.0000	7.0000	7.0000
8	8.0000	8.0000	8.0000	8.0000
9	9.0000	9.0000	9.0000	9.0000
10	10.0000	10.0000	10.0000	10.0000

OLD NORTH
AND NEW
FOOTPRINT PLANS
ARE SHOWN
FOR THE
PROPERTY LINE

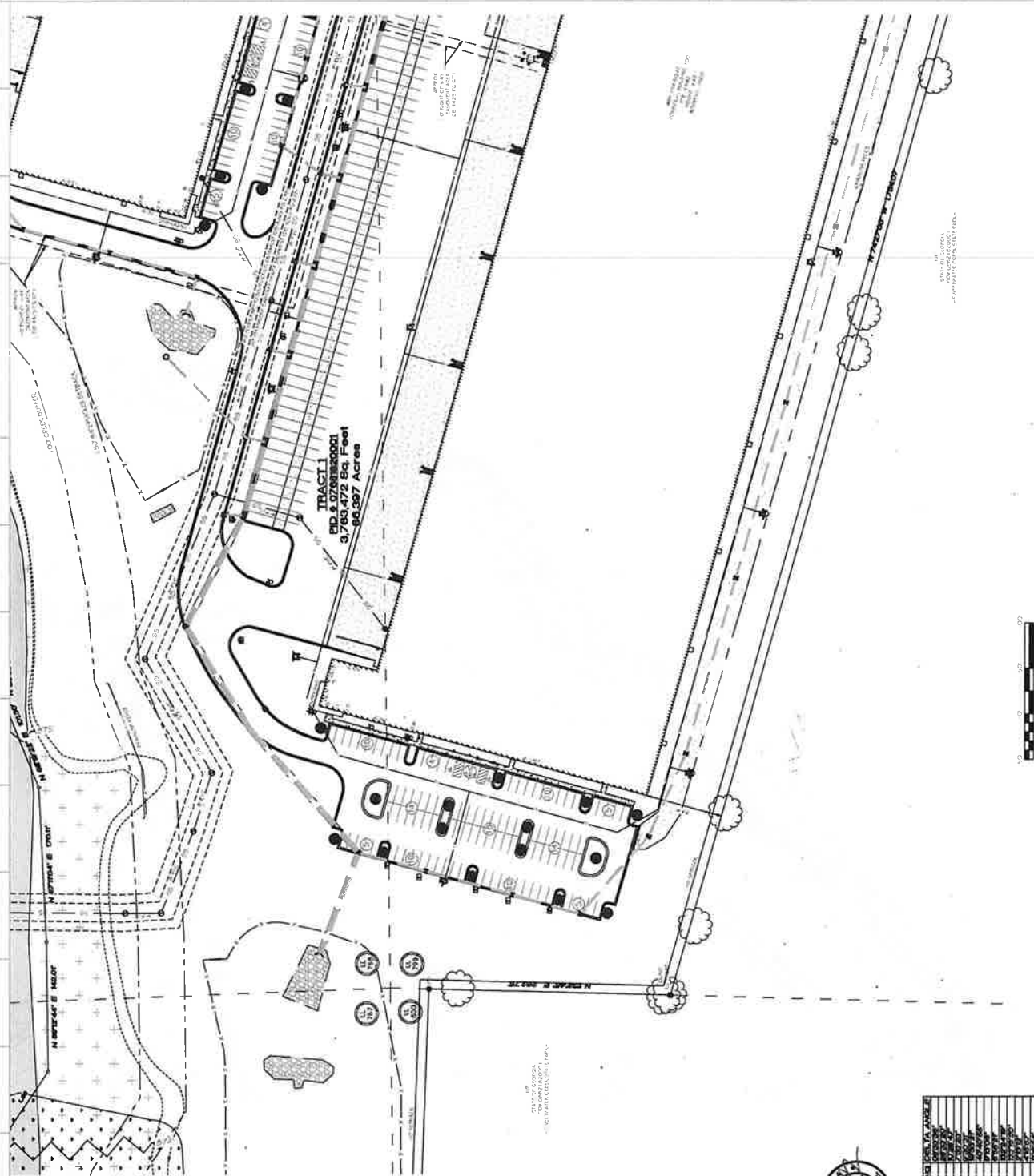


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3	COMPUTATION	11/11/2011
4	PLAT	11/11/2011
5	RECORD	11/11/2011
6	INDEX	11/11/2011
7	FILE	11/11/2011
8	PRINT	11/11/2011
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17	BY	11/11/2011
18	CHECKED	11/11/2011
19	DATE	11/11/2011
20	BY	11/11/2011

FOR
ALTANSP5 LAND TITLE SURVEY
LOCATED IN:
18TH DISTRICT, 2ND SECTION
DOUGLAS COUNTY, GEORGIA
797, 796, 799, 857 & 856
LAND LOT 766, 767, 768, 769, 796.

LOCATED IN:
18TH DISTRICT, 2ND SECTION
DOUGLAS COUNTY, GEORGIA
797, 796, 799, 857 & 856
LAND LOT 766, 767, 768, 769, 796.

L.A. SURVEYING INC.
4525 SOUTH LEE STREET
LITHIA, MO. 63049
PHONE 713.939.5200
FAX 713.939.5201



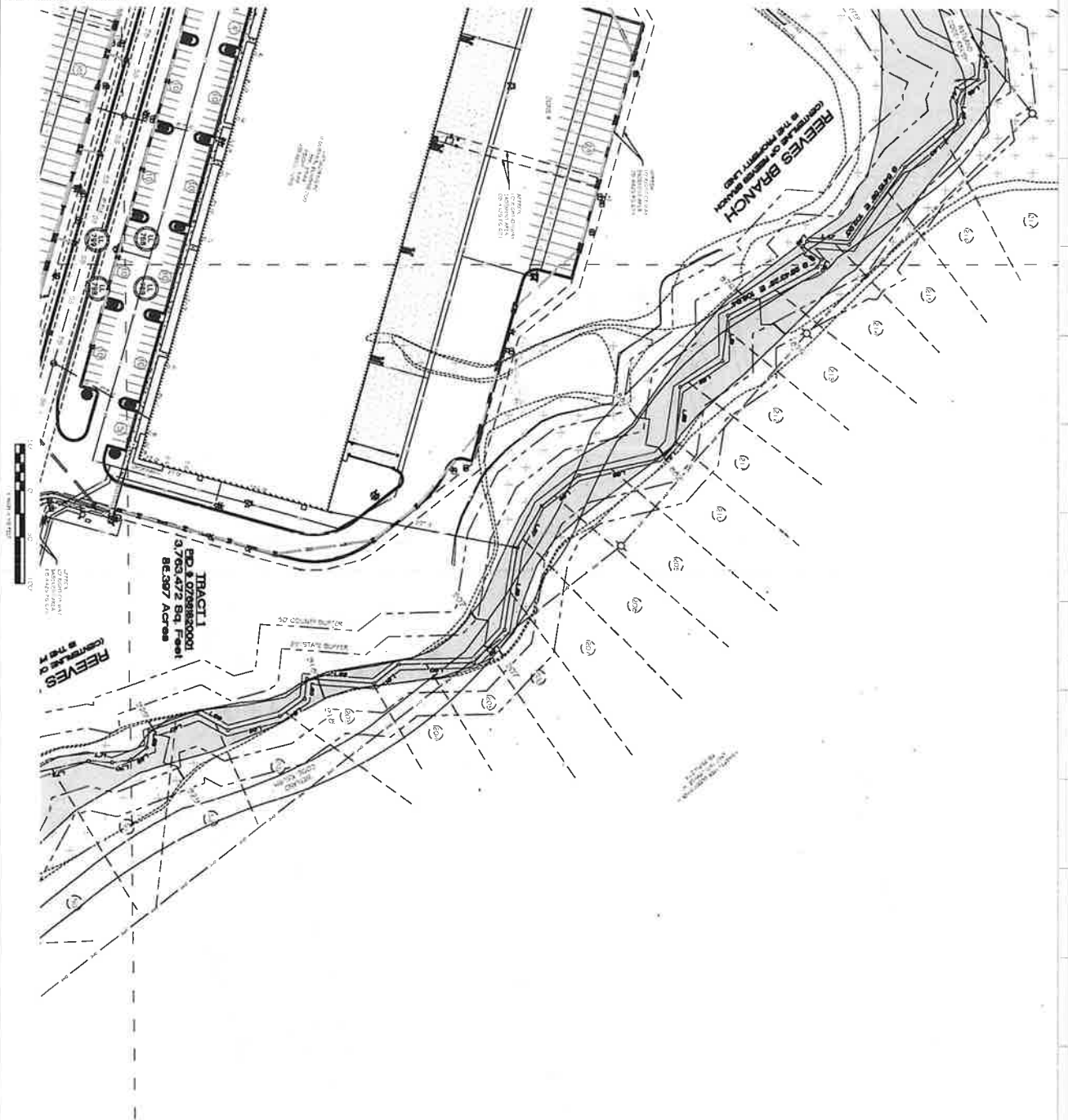
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14	BY	11/11/2011
15	CHECKED	11/11/2011
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17	BY	11/11/2011
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20	BY	11/11/2011

NO.	DESCRIPTION	DATE
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2	FIELD	11/11/2011
3	COMPUTATION	11/11/2011
4	PLAT	11/11/2011
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16	DATE	11/11/2011
17	BY	11/11/2011
18	CHECKED	11/11/2011
19	DATE	11/11/2011
20	BY	11/11/2011

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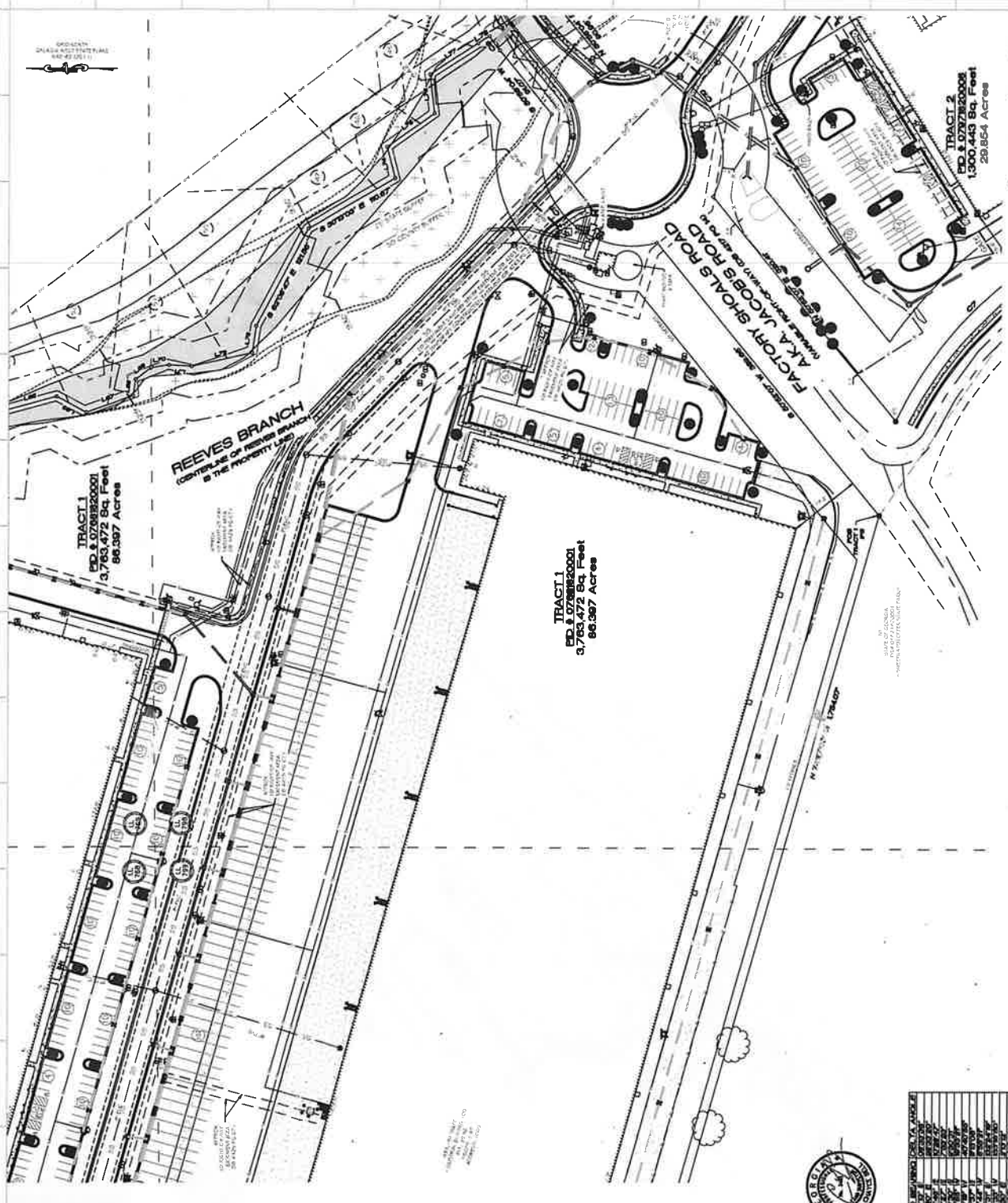


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NO.	DATE	DESCRIPTION
1	10/1/2011	Original Survey
2	10/1/2011	Original Survey
3	10/1/2011	Original Survey
4	10/1/2011	Original Survey
5	10/1/2011	Original Survey
6	10/1/2011	Original Survey
7	10/1/2011	Original Survey
8	10/1/2011	Original Survey
9	10/1/2011	Original Survey
10	10/1/2011	Original Survey

818
 Surveyors & Engineers
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 1-800-818-8181



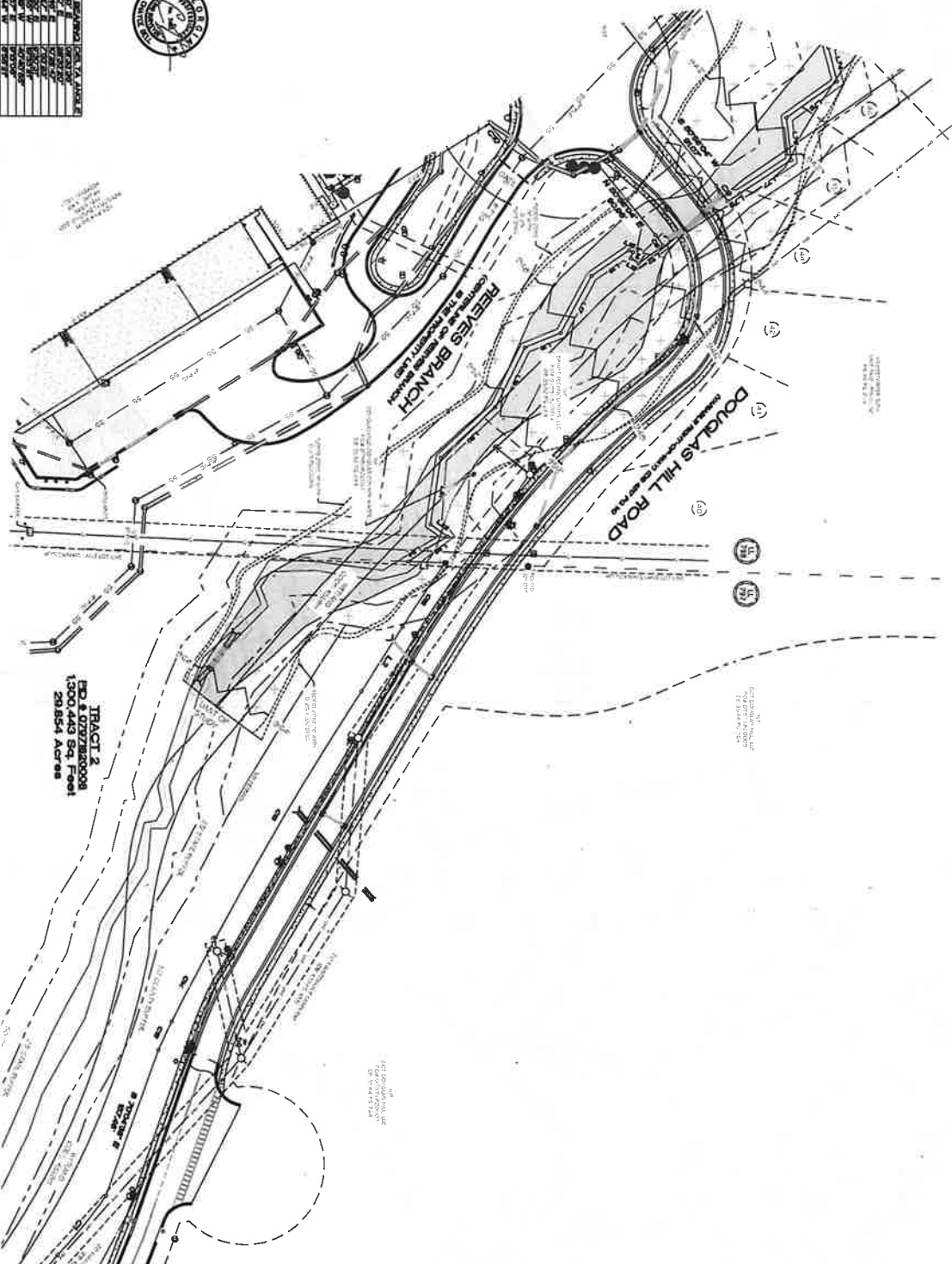
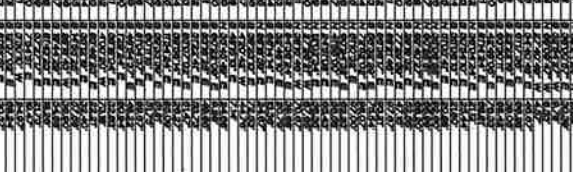
LINE TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING	AREA
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2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...

CURVE TABLE

CURVE NO.	START POINT	END POINT	LENGTH	BEARING	AREA
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...



10 of 17

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DATE	DESCRIPTION	CLOCKED BY		WEEK
		MO	WE	
10/10/10	10/10/10			
10/11/10	10/11/10			
10/12/10	10/12/10			
10/13/10	10/13/10			
10/14/10	10/14/10			
10/15/10	10/15/10			
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10/26/10	10/26/10			
10/27/10	10/27/10			
10/28/10	10/28/10			
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10/30/10	10/30/10			
10/31/10	10/31/10			

ALTA/NSPS LAND TITLE SURVEY
FOR

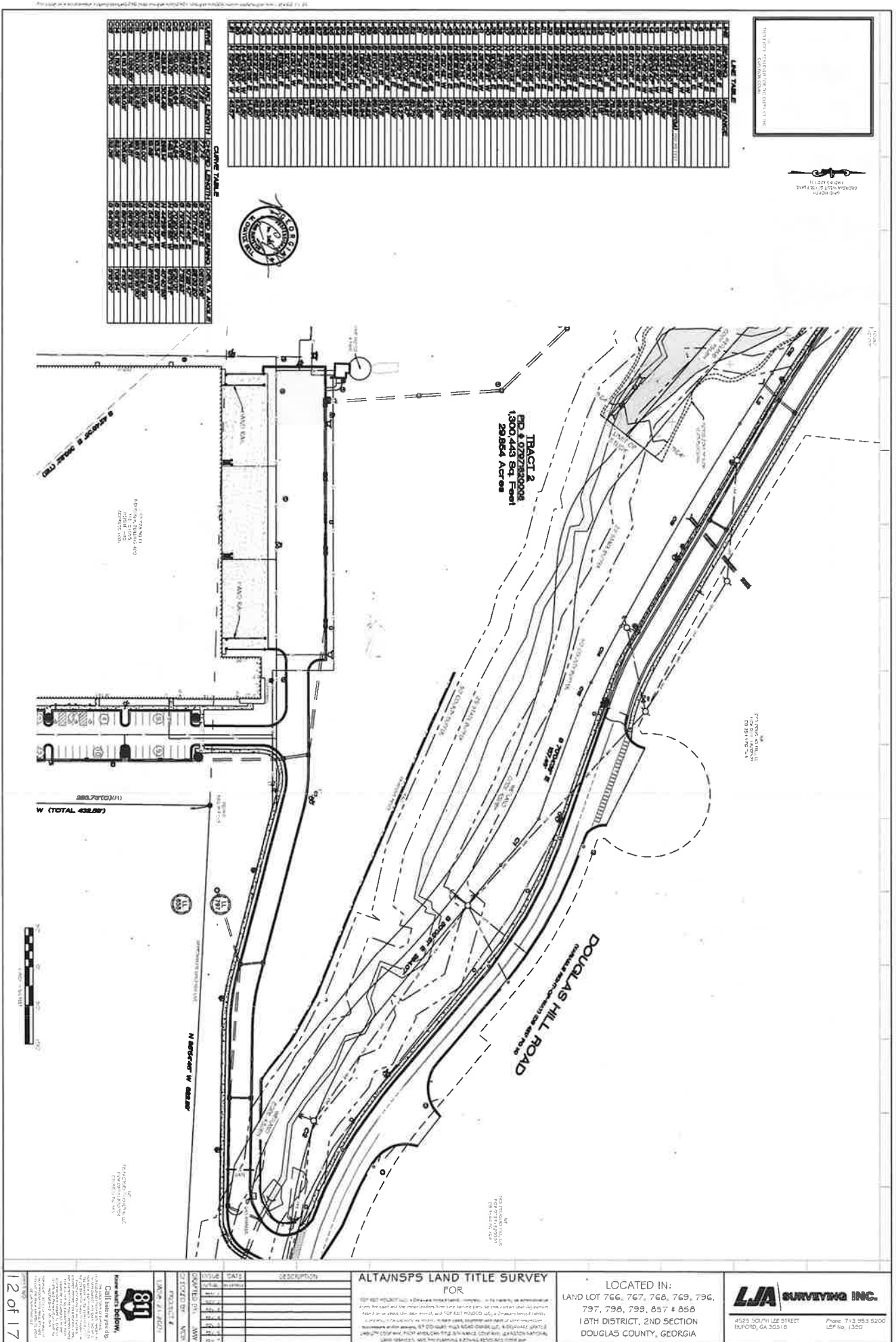
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LOCATED IN:
LAND LOT 766, 767, 768, 769, 796,
797, 798, 799, 857 & 858
18TH DISTRICT, 2ND SECTION
DOUGLAS COUNTY, GEORGIA

LJA SURVEYING INC.

4525 SOUTH LEE STREET
EUFORD, GA 30516

Phone: 713.953.5200
US# No. 1390





Know what's below.



Know what's below.



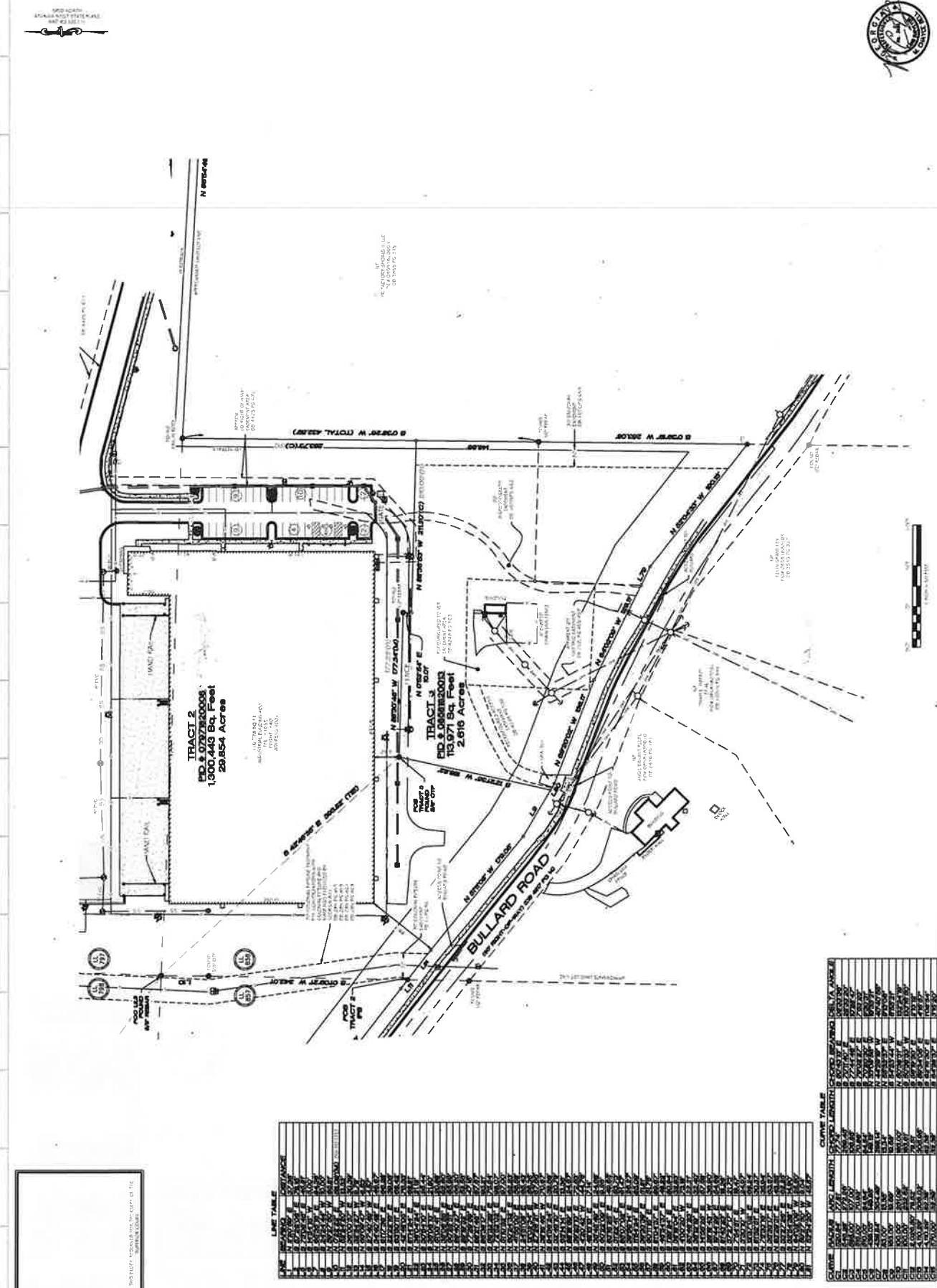
Know what's below.

[illegible]

FOR
ALTA/NPS LAND TITLE SURVEY

LOCATED IN:
D LOT 766, 767, 768, 769, 796,
797, 798, 799, 857 & 858
18TH DISTRICT, 2ND SECTION
DOUGLAS COUNTY, GEORGIA

LJA SURVEYING INC.
4515 SOUTH 42ND STREET
BUROUD, GA 30518
Phone 718 958 5200
Fax 718 958 5200



COURSE NAME	CREDIT	PRE-REQ	CO-REQ	DESCRIPTION	REMARKS	DATE
ENGL 101	3			ENGLISH 101		8/20/00
ENGL 102	3			ENGLISH 102		8/20/00
ENGL 103	3			ENGLISH 103		8/20/00
ENGL 104	3			ENGLISH 104		8/20/00
ENGL 105	3			ENGLISH 105		8/20/00
ENGL 106	3			ENGLISH 106		8/20/00
ENGL 107	3			ENGLISH 107		8/20/00
ENGL 108	3			ENGLISH 108		8/20/00
ENGL 109	3			ENGLISH 109		8/20/00
ENGL 110	3			ENGLISH 110		8/20/00
ENGL 111	3			ENGLISH 111		8/20/00
ENGL 112	3			ENGLISH 112		8/20/00
ENGL 113	3			ENGLISH 113		8/20/00
ENGL 114	3			ENGLISH 114		8/20/00
ENGL 115	3			ENGLISH 115		8/20/00
ENGL 116	3			ENGLISH 116		8/20/00
ENGL 117	3			ENGLISH 117		8/20/00
ENGL 118	3			ENGLISH 118		8/20/00
ENGL 119	3			ENGLISH 119		8/20/00
ENGL 120	3			ENGLISH 120		8/20/00
ENGL 121	3			ENGLISH 121		8/20/00
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the authors of the present study. The authors of the present study have not been able to find any other studies that have examined the effect of the use of a single, non-validated, questionnaire on the prevalence of low back pain. The authors of the present study have not been able to find any other studies that have examined the effect of the use of a single, non-validated, questionnaire on the prevalence of low back pain.

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Abstract The authors examined the effects of a 12-week, 1000 kcal energy deficit diet on the body composition and metabolic profile of 12 obese women. The diet was composed of 25% protein, 40% carbohydrate, and 35% fat. The diet was supplemented with 100 mg of vitamin E daily. The authors found that the diet was effective in reducing body weight, body fat, and total energy stores. The diet also resulted in a decrease in the levels of triglycerides, total cholesterol, and low-density lipoprotein (LDL) cholesterol. The authors concluded that the diet was effective in improving body composition and metabolic profile in obese women.

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1. 1990年12月25日，在俄罗斯莫斯科市召开的苏联人民代表大会上，俄罗斯联邦总统叶利钦在致开幕词时，就俄罗斯联邦的对外政策提出了“新思维”的总原则。

The authors thank Dr. J. H. Duerksen for his critical review of the manuscript.

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1. *Chrysomelidae*. 2. *Curculionidae*. 3. *Chrysomelidae*. 4. *Chrysomelidae*. 5. *Chrysomelidae*. 6. *Chrysomelidae*. 7. *Chrysomelidae*. 8. *Chrysomelidae*. 9. *Chrysomelidae*. 10. *Chrysomelidae*. 11. *Chrysomelidae*. 12. *Chrysomelidae*. 13. *Chrysomelidae*. 14. *Chrysomelidae*. 15. *Chrysomelidae*. 16. *Chrysomelidae*. 17. *Chrysomelidae*. 18. *Chrysomelidae*. 19. *Chrysomelidae*. 20. *Chrysomelidae*. 21. *Chrysomelidae*. 22. *Chrysomelidae*. 23. *Chrysomelidae*. 24. *Chrysomelidae*. 25. *Chrysomelidae*. 26. *Chrysomelidae*. 27. *Chrysomelidae*. 28. *Chrysomelidae*. 29. *Chrysomelidae*. 30. *Chrysomelidae*. 31. *Chrysomelidae*. 32. *Chrysomelidae*. 33. *Chrysomelidae*. 34. *Chrysomelidae*. 35. *Chrysomelidae*. 36. *Chrysomelidae*. 37. *Chrysomelidae*. 38. *Chrysomelidae*. 39. *Chrysomelidae*. 40. *Chrysomelidae*. 41. *Chrysomelidae*. 42. *Chrysomelidae*. 43. *Chrysomelidae*. 44. *Chrysomelidae*. 45. *Chrysomelidae*. 46. *Chrysomelidae*. 47. *Chrysomelidae*. 48. *Chrysomelidae*. 49. *Chrysomelidae*. 50. *Chrysomelidae*. 51. *Chrysomelidae*. 52. *Chrysomelidae*. 53. *Chrysomelidae*. 54. *Chrysomelidae*. 55. *Chrysomelidae*. 56. *Chrysomelidae*. 57. *Chrysomelidae*. 58. *Chrysomelidae*. 59. *Chrysomelidae*. 60. *Chrysomelidae*. 61. *Chrysomelidae*. 62. *Chrysomelidae*. 63. *Chrysomelidae*. 64. *Chrysomelidae*. 65. *Chrysomelidae*. 66. *Chrysomelidae*. 67. *Chrysomelidae*. 68. *Chrysomelidae*. 69. *Chrysomelidae*. 70. *Chrysomelidae*. 71. *Chrysomelidae*. 72. *Chrysomelidae*. 73. *Chrysomelidae*. 74. *Chrysomelidae*. 75. *Chrysomelidae*. 76. *Chrysomelidae*. 77. *Chrysomelidae*. 78. *Chrysomelidae*. 79. *Chrysomelidae*. 80. *Chrysomelidae*. 81. *Chrysomelidae*. 82. *Chrysomelidae*. 83. *Chrysomelidae*. 84. *Chrysomelidae*. 85. *Chrysomelidae*. 86. *Chrysomelidae*. 87. *Chrysomelidae*. 88. *Chrysomelidae*. 89. *Chrysomelidae*. 90. *Chrysomelidae*. 91. *Chrysomelidae*. 92. *Chrysomelidae*. 93. *Chrysomelidae*. 94. *Chrysomelidae*. 95. *Chrysomelidae*. 96. *Chrysomelidae*. 97. *Chrysomelidae*. 98. *Chrysomelidae*. 99. *Chrysomelidae*. 100. *Chrysomelidae*.

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A 4.25% (2.00% to 6.50%) increase in the relative risk of death was observed for each 10% increase in the relative risk of death due to cardiovascular disease. The relative risk of death due to cardiovascular disease was 1.00 (95% CI 0.99 to 1.01) for the lowest relative risk of death due to cardiovascular disease, 1.05 (95% CI 1.03 to 1.07) for the second, 1.10 (95% CI 1.07 to 1.13) for the third, and 1.15 (95% CI 1.12 to 1.18) for the highest relative risk of death due to cardiovascular disease. The relative risk of death due to cardiovascular disease was 1.00 (95% CI 0.99 to 1.01) for the lowest relative risk of death due to cardiovascular disease, 1.05 (95% CI 1.03 to 1.07) for the second, 1.10 (95% CI 1.07 to 1.13) for the third, and 1.15 (95% CI 1.12 to 1.18) for the highest relative risk of death due to cardiovascular disease. The relative risk of death due to cardiovascular disease was 1.00 (95% CI 0.99 to 1.01) for the lowest relative risk of death due to cardiovascular disease, 1.05 (95% CI 1.03 to 1.07) for the second, 1.10 (95% CI 1.07 to 1.13) for the third, and 1.15 (95% CI 1.12 to 1.18) for the highest relative risk of death due to cardiovascular disease.

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**DOUGLAS COUNTY PLANNING AND ZONING DEPARTMENT
REZONING STAFF REPORT AND RECOMMENDATIONS**

Application Number	M2022-03 Z2022-22, 23, 24, 25, 26, 27, 28, 29
Applicant	Strategic Development Partners / GC Fairlane, LLC
Property Owners	Laurie Barish Pereria Frederick Talant Larry E. Speights Byron L. Glisson Angie L. Reese & Vicky R. Wohlers John and Patricia Wright
Location	Jacob's Road/Douglas Hill/Factory Shoals Roads within Land Lot 768, District 18, Section 2, Parcel 1
Current Zoning	RA- Residential Agricultural
Request	LI, Light Industrial
Future Land Use	Urban Residential
Future Land Use Map Amendment	Commerce Center Requested
Associated Special Use Permit	N/A-
Associated Subdivision	Parcel Re-combination
Size	135 acres
Commissioner District	2
Proposed Use	4 warehouse buildings with approximately 970,000 sq. ft. gross floor area
Recommendation	Approval with conditions
Hearing Date	April 5, 2022

Existing Conditions

- The subject properties front the sides of unimproved gravel sections of Factory Shoals Road (variously named as Douglas Hill and Jacob's Road).
- The sites are bounded on the north and west by the Sweetwater Creek and is bounded on the south by the Sweetwater State Park and Bullard Road.
- The sites are densely wooded and undeveloped along the westerly tract with the easterly tracts being partially developed with several

single family homes and accessory buildings.

- The sites are accessible only from the Bullard Road corridor and partially from Douglas Hill as Douglas Hill has been terminated at the Prologis property and a 3-point turn around bump out has been installed with a curb blocking the right-of-way.

Applicants Proposal

The applicant is proposing a mix of four warehouse structures with

approximately 970,000 square feet total floor area. The buildings would be single side loading structures and incorporate office spaces along with the working floor areas. The buildings will comprise a 530,000 square foot model, along with a 182,000, 131,000 and 121,000 square foot structures and their associated parking and loading bays parking and drive lanes. All the buildings would be served by access to the existing Douglas Hill right-of-way.

Planning Concerns

The site for the project is along an unimproved segment of Douglas Hill Road and Bullard Road between the State Park property and Sweetwater Creek. The developer will be required to design and implement a connecting road link to existing paved County right-of-way according to County standards for width and cross section as part of the Development Review Committee process. Utilizing the corridor identified in the site plans indicates approximately 1,000 linear feet of the north end of Douglas Hill Road along with Jacobs/Bullard Road would need to be

built to County standards with appropriate connection to the existing terminus of Douglas Hill Rd.

Development of Regional Impact Review

The scale of the proposal exceeded the threshold (500,000 square feet) for industrial developments that triggered a Development of Regional Impact (DRI) required review procedure managed by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). The project submitted the required documentation under cover of DRI # 3515 in January of 2022.

The project was reviewed according to the requirements of the ARC and GRTA standards and a final report was issued for the project on March 5, 2022. The issuance of this final report allows the County to proceed with the rezoning application.

From the actual report are the following comments and recommendations.

Name of Proposal: Strategic West Logistics Center IV – Douglas Hills DRI 3515

Submitting Local Government: Douglas County

Date Opened: February 3, 2022

Date Closed: March 5, 2022

Description: A DRI Review of a proposal to construct a warehouse/distribution facility on a 134.5 acre site bordering Sweetwater Creek and Sweetwater Creek State Park off of Douglas Hills Road in Douglas County. The site is currently forested and includes a tributary of Sweetwater Creek. The project proposes 964,440 SF of industrial warehouse space across four buildings, with associated parking and access roads. Access is proposed via two full-movement driveways on Douglas Hills Road. The local DRI review trigger is a Douglas County rezoning application. The expected buildout year is 2024.

Final Comments

Key Comments

- The project site immediately borders the environmentally sensitive resources of Sweetwater Creek and Sweetwater Creek State Park.
- The project proposes multiple intrusions into protected stream buffers which may require variances for approval; some applicable stream buffers are not shown on the plans.
- Georgia Department of Natural Resources Wildlife Resources Division noted that: federally listed species have been documented within three miles or within the watershed(s) of the site; state protected species have been documented near the project; and due to the site's natural condition and adjacency to Sweetwater Creek State Park, preservation of the site or portions of it would be desirable.
- The project is not aligned with regional policies applicable to the Developing Rural Areas growth management designation of a large portion of the site which state "These areas are characterized by

limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development."

- The project is expected to have a minimal transportation impact.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI site designation is split between Established Suburbs and Developing Rural Areas. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for these growth management categories as detailed at the end of these comments.

The DRI proposes to construct a warehouse/distribution facility on a 134.5 acre site that borders Sweetwater Creek and Sweetwater Creek State Park off of Douglas Hills Road in unincorporated Douglas County. The site is currently forested and includes a tributary of Sweetwater Creek. The development plan proposes a total of 964,440 SF of industrial warehouse space across four buildings, with associated parking and access roads. Site access is proposed via two full-movement driveways on Douglas Hills Road.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group full comments are attached.

The project will be served by a Regional Thoroughfare and a Regional Truck Route. Due to the warehouse nature of the project, there are limited opportunities for utilizing or enhancing multi-modal transportation options.

Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

Notice of Decision GRTA

The Notice of Decision from GRTA, dated February 17, 2022 provides several recommendations and conditions as follows:

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings and uses within the site and to the external pedestrian access points.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

Thornton Road (SR 6) at Factory Shoals Road (Intersection 1)

- Install an eastbound right-turn lane along Factory Shoals Road
 - Reconfigure the eastbound approach of Factory Shoals Road to include one (1) exclusive left-turn lane, one (1) through-lane, and one (1) exclusive right-turn lane
- Consider extending the southbound right-turn lane with 250' storage and 100' taper, per GDOT standards

Southwest Thornton Activity Center Sweetwater Master Plan

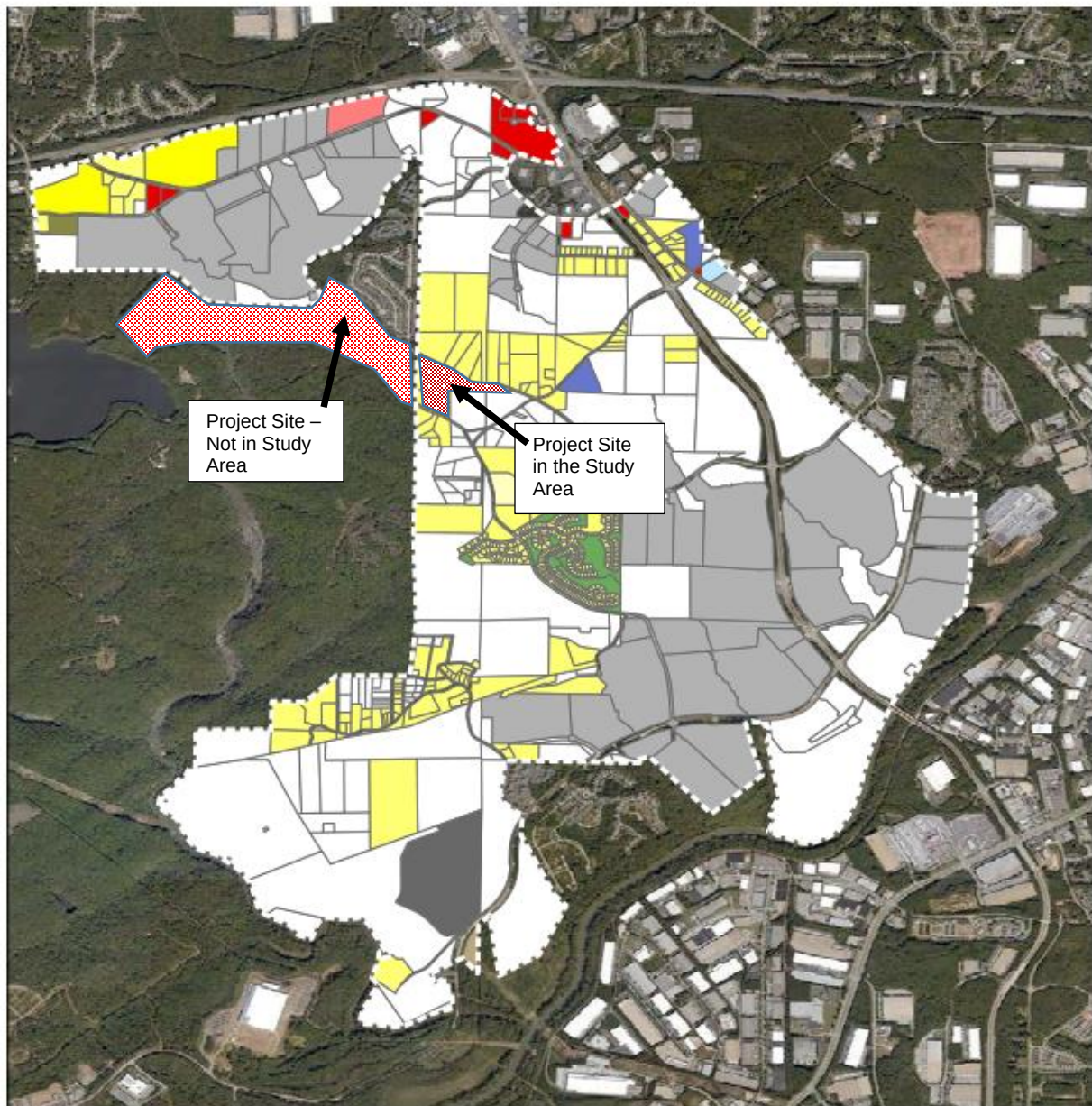
The Southwest Thornton Activity Center Sweetwater Master Plan document outlines a plan and process to guide development in the area to support a complete diverse and dynamic daytime and evening activity center. The Douglas County Economic Development Authority led this project in coordination with the Douglas County Planning and Zoning Department, Douglas County Department of Transportation, and the City of Douglasville Community Development Department. The approximate 3,700 acre study area is defined by a combination of natural features, municipal boundaries and transportation infrastructure, including Sweetwater Creek State Park (west); Cobb County (north and east); the Chattahoochee River (east and south); and Interstate 20 (north).

The majority of the project site is west of, but a portion of the project on the east end is within, the study area for the adopted Southwest Thornton Activity Center Sweetwater Master Plan prepared in 2017 to guide future growth in the area. That plan made a number of assumptions regarding future growth and use demands that have not been realized as pertains to the residential projections. The business and industrial projections have been materializing slowly but appear to be in position to supplant the residential projections in such a manner that they will never materialize. Whether a lack of County support for developing the needed infrastructure or the pricing of land, there appears to be a significant disconnect between the aspirational proposals in the plan and the reality that has been emerging on the land.



The study area included approximately 3,700 acres of the County and identified that approximately 465 acres were devoted to residential development, 1,260 acres to business development and 1,970 acres was undeveloped. The study provided the

following maps with tracts in white being undeveloped, gray being industrial and yellow being residential.



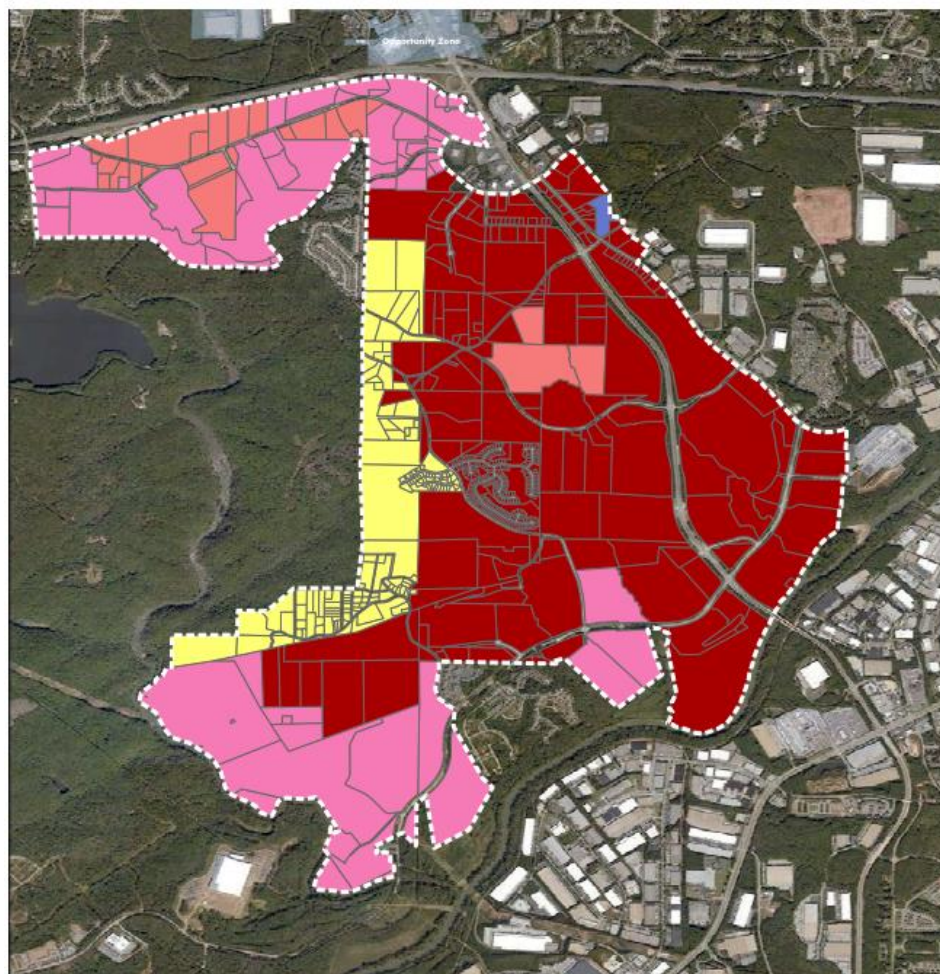
Existing Land Use

The existing land use analysis was completed using 2015 Google Earth imagery and Douglas County tax data.

Rev. 06/12/2017

Open Space	Entertainment	Mobile Home Park
Agricultural	Industrial	Powerline Easement
Church	Light Industrial	SF Residential
Commercial	MF Residential	Undeveloped
Electrical Station		

The Future Land Uses were depicted on the following map with residential adjoining the State Park and the rest being Commerce Center. The portion of the project not within the study area is depicted as “Urban Residential” in the official County Future Land Use Map as are the yellow tracts depicted on the map below. The aspiration of the plan was to place a residential ring around the State Park. As the park’s management has conveyed a message to the County planning staff that they do not anticipate allowing an easterly entrance nor do they wish to see residential development along their east boundary, clearly the assumptions of the Master Plan are no longer valid. The Park management expressed a specific desire to see industrial development because it does not trespass the way residential development does.

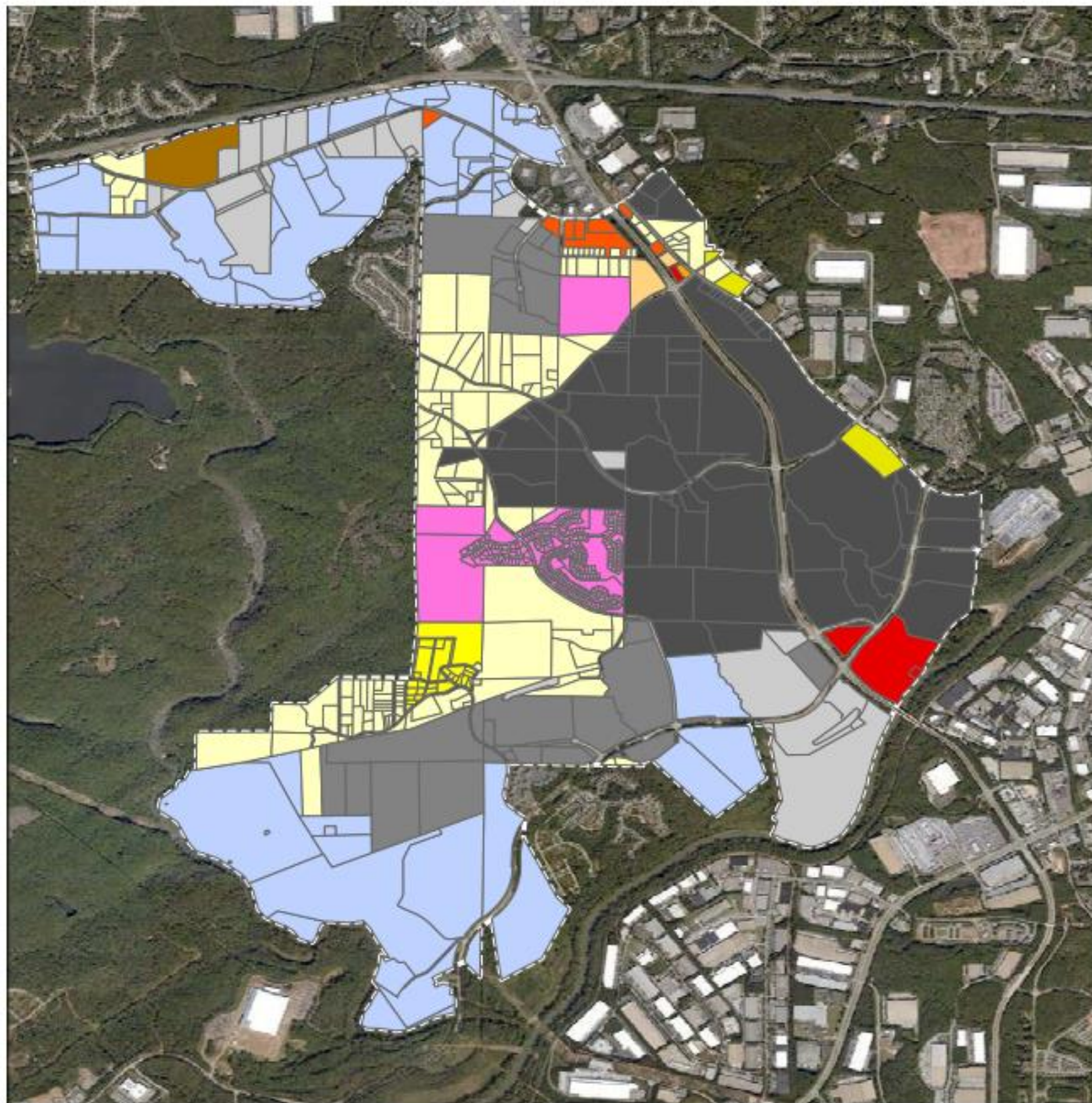


Future Land Use

Based on 2013 Douglas
County Comprehensive Plan



The study revealed a significant number of tracts in the area were zoned for industrial development for both the County and the City jurisdictions. The industrial zoning is again colored light and dark gray in the map:



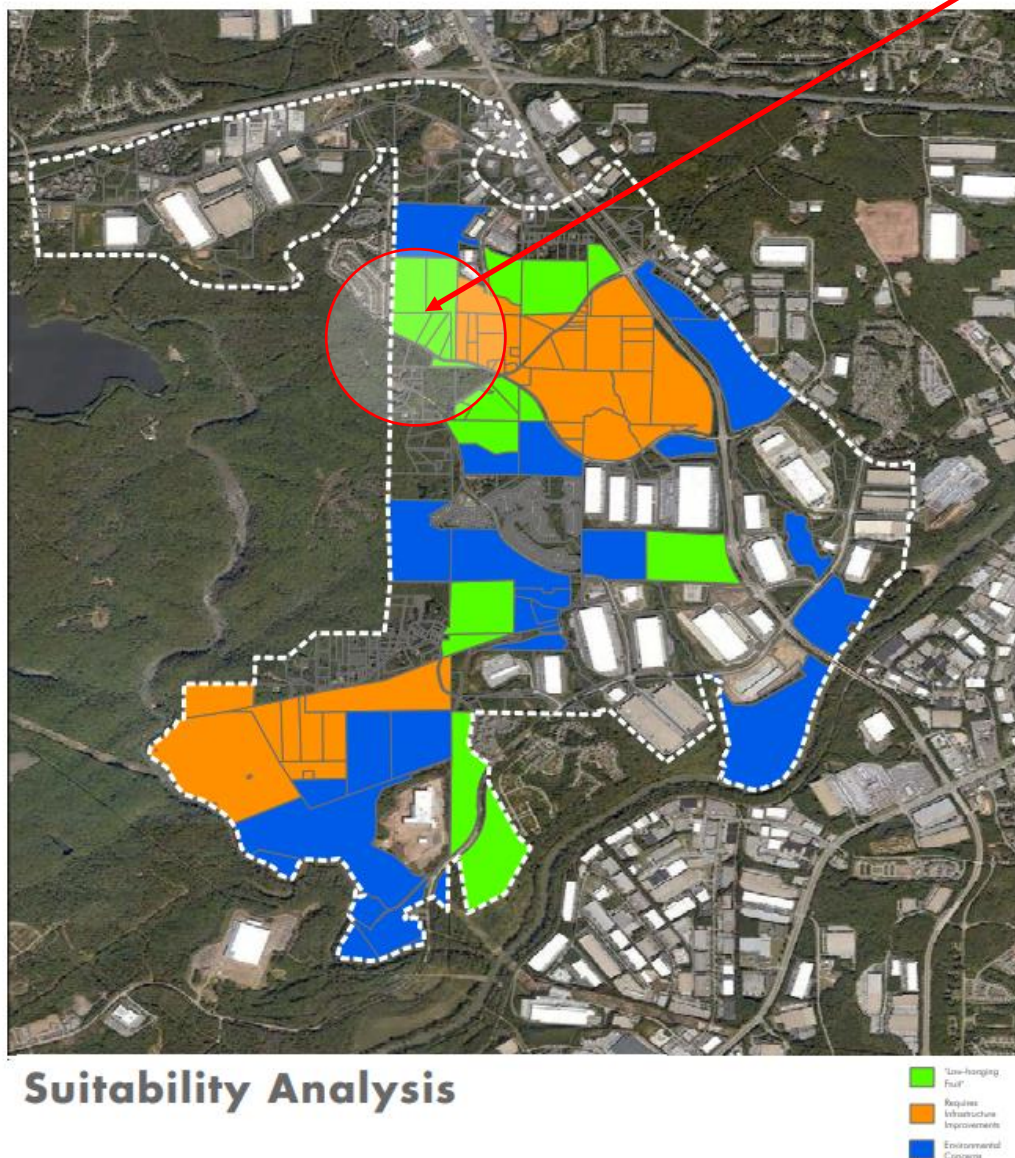
Zoning (2016)

Based on available Douglas County GIS data; C-H-C and LI-C are for conditions of zoning on a particular property.



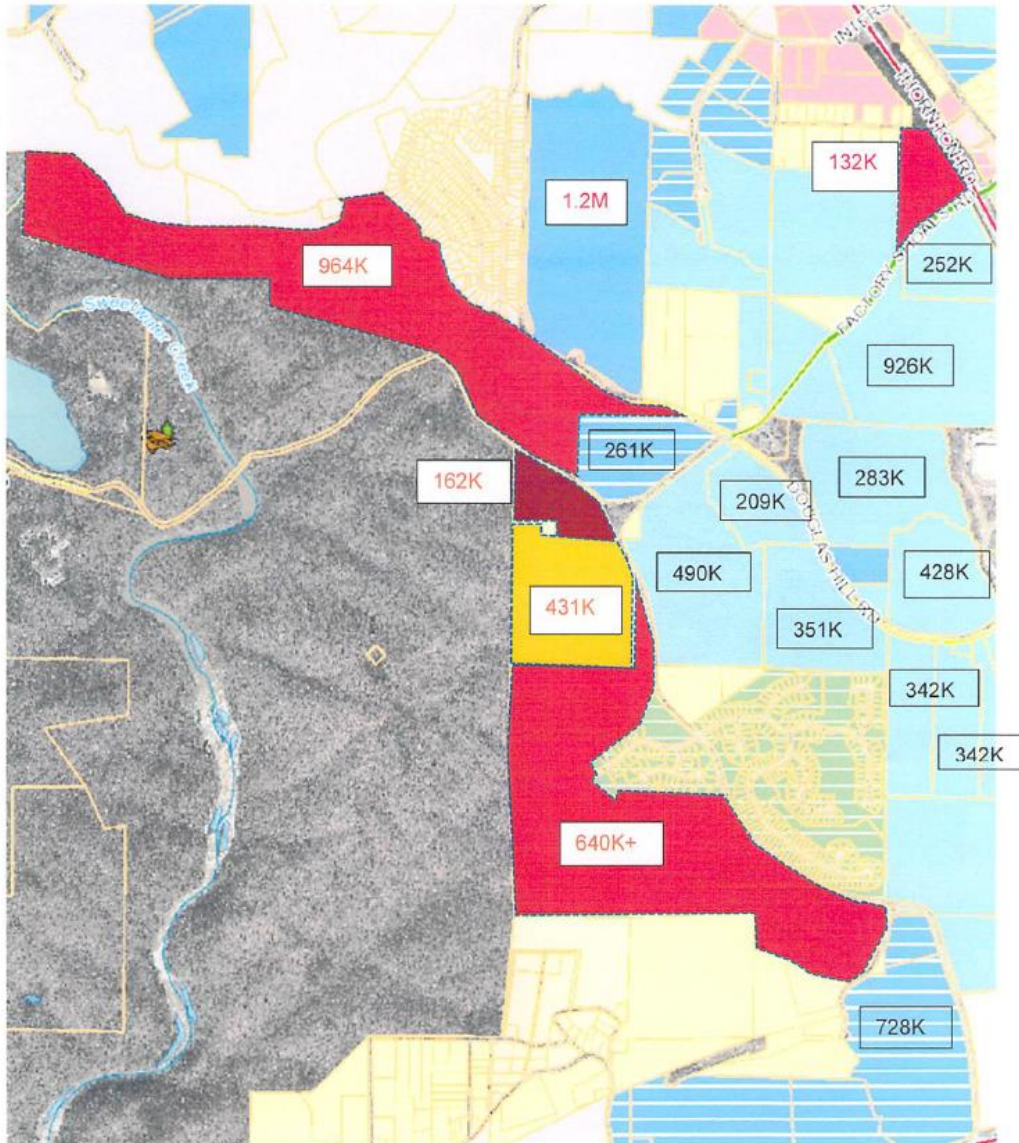
Given the amount of area already zoned for industrial use, and the amount of industrial development extant, the study still provided a projection of the Future Land Use Map that incorporated a very significant amount of the area within the Commerce Center Character Area and that includes commercial and industrial zoning uses as opposed to the desired residential uses.

In addition, the study identified areas that were “prime” for development versus requiring additional infrastructure or environmentally constrained. A portion of the subject property within the study area was identified as “low-hanging fruit” meaning ripe for immediate promotion for development. The tract across the street to the north was then permitted for 1.1 million square feet of industrial warehouse under the Prologis banner.



Existing Industrial Projects and Proposed Industrial Projects

Staff reviewed the as-built square footages of the various projects that have been built throughout the County and provides this update to the amount of industrial construction as well as what is in the pipeline for the Douglas Hill area.



Blue colors represent existing industrial zoning while the red and mustard are applications in process. The boxes represent square footages. Black text represents as-built. Red text represents approved and in process while orange text represents proposed but not yet approved. The combined as built totals 12.5 million square feet. The approved and in process is 1.52 million square feet. The newly proposed represents an additional 2+ million square feet.

If approved, this commercial node would represent 14-15 million square feet of industrial activity. Most importantly, the industrial approvals and these newer requests will have eliminated all tracts from future residential development in this area.

SUMMARY OF IMPACTS/CONCERNS

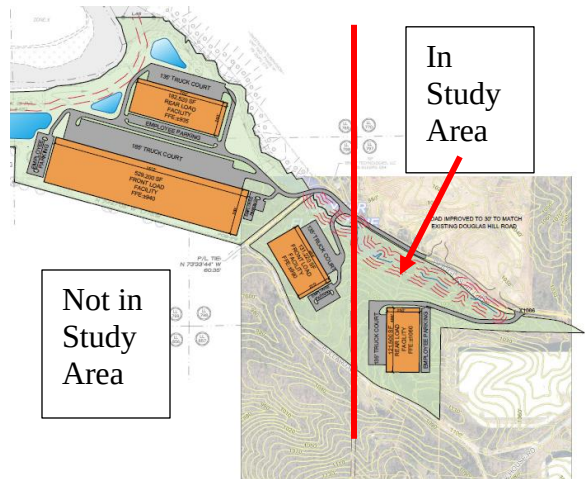
Douglas County DOT Assessment

This site borders Douglas Hill Rd, Factory Shoals Rd (Jacobs Rd) and Bullard Rd. Douglas Hill Rd is a Collector roadway on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 35 MPH. The Right-Of-Way width along Douglas Hill Rd varies per Douglas County GIS Map. This parcel also borders the old Factory Shoals Rd alignment (Jacobs Rd) which is a Local Road on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 25 MPH. The Right-Of-Way width along Factory Shoals Rd (Jacobs Rd) is 45 MPH per Douglas County GIS Map. This parcel also borders the Bullard Rd which is also a Local Road on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 25 MPH.

Engineering & Transportation Department offers the following recommendations:

1. Approval of this development would not be consistent with the approved South Sweetwater Master Plan.

[Ed note: this comment is only applicable to the lots east of the easterly border of Land Lot 78 between Douglas Hill Road on the north and Bullard Road on the south. The original 100-acre application was not within the study area and the study findings and proposals would not be completely appropriate for that tract.]



2. The Board of Commissioners would need to approve an extension of Douglas Hill Rd. The road is currently a gravel roadway that will need to be improved to industrial road standards that would terminate into a industrial designed cul-de-sac if this development is approved.
3. Douglas Hill Rd, Factory Shoals Rd (Jacobs Rd) and Bullard Rd will not be abandoned. Additional Right-Of-Way shall be dedicated to Douglas County along the property frontage(s) equal to a minimum of 80 feet, or a minimum of 40 feet from the existing Right-Of-Way centerline for each roadway.
4. Road improvements shall comply to the latest version of the UDC Code for Commercial / Industrial roadway, including sidewalks, curb & gutter, drainage structures along each property frontage.
5. It will be the developer's responsibility to implement off-site improvements identified in the Traffic Study.

Environmental Health

Water is available and due to the scope of the project, sewer service, not septic, will be required.

Water and Sewer Authority

Water service is available. The property has water service available from a 12" main line in the ROW of Douglas Hill Road.

Sewer service is required and available, and the line is approximately 360 feet away. Both plant capacity and line capacity are available to accommodate the project via the Sweetwater Creek WWTP.

DDCWSA has granted permission to connect to the lift station across the Sweetwater Creek from the property.

Fire Department

The Fire Department states that response time to the site is approximately 10-12 minutes depending on the type of responding fire unit required, with station 1 responding. The proposed development will need to comply with fire hydrant spacing and location and provide adequate access for all emergency response equipment and personnel.

Sheriff's Department

There is adequate police presence, and an approximate 10-15-minute non-emergency response time. It is not anticipated that additional personnel and equipment would be necessary to continue efficient service.

Tax Assessor's Office

Taxes are paid.

Engineering/Development Control

The property does contain floodplain (Zone AE) as it adjoins the Sweetwater Creek banks. It is within the Sweetwater Creek Drainage Basin.

Additional comments are the need for road improvements as determined by DCDOT.

Arborist

A timbering permit was issued for the property in 2016 and much forest has been removed except the tree cover in the stream buffers, which should provide adequate buffers around the property.

There don't appear to be any significant specimen trees remaining on the property.

Code Enforcement

There are no citations or summons actions pending.

Board of Education

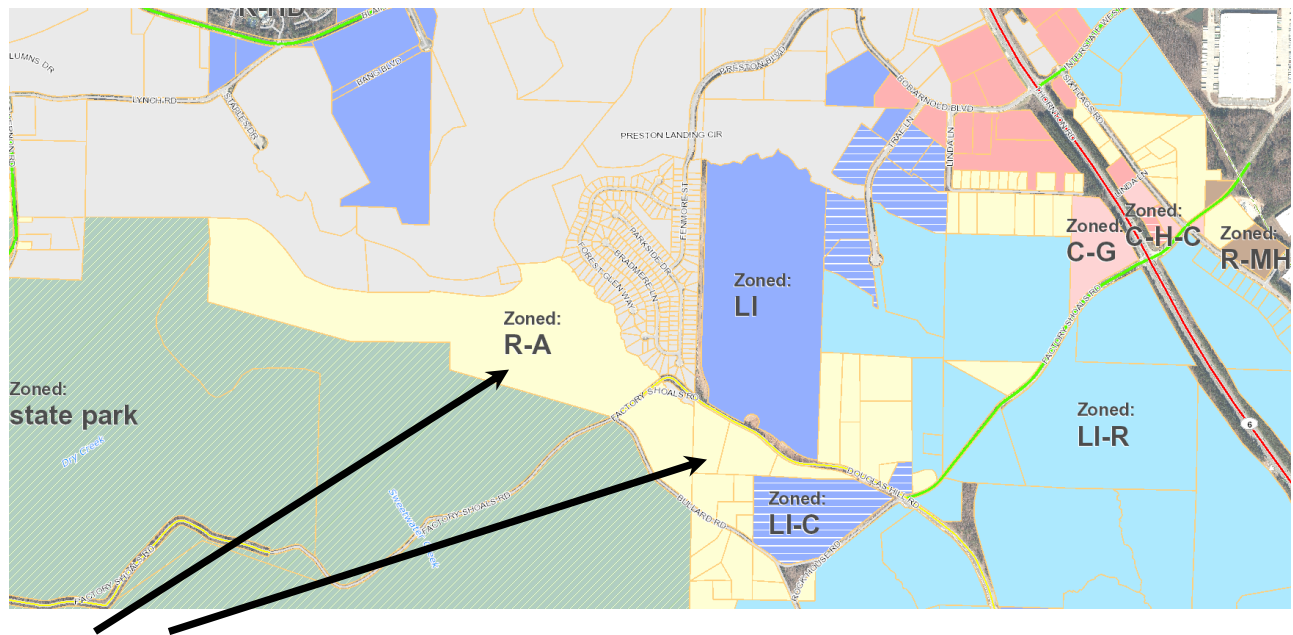
No impacts expected from the industrial proposal.

Cemetery Commission

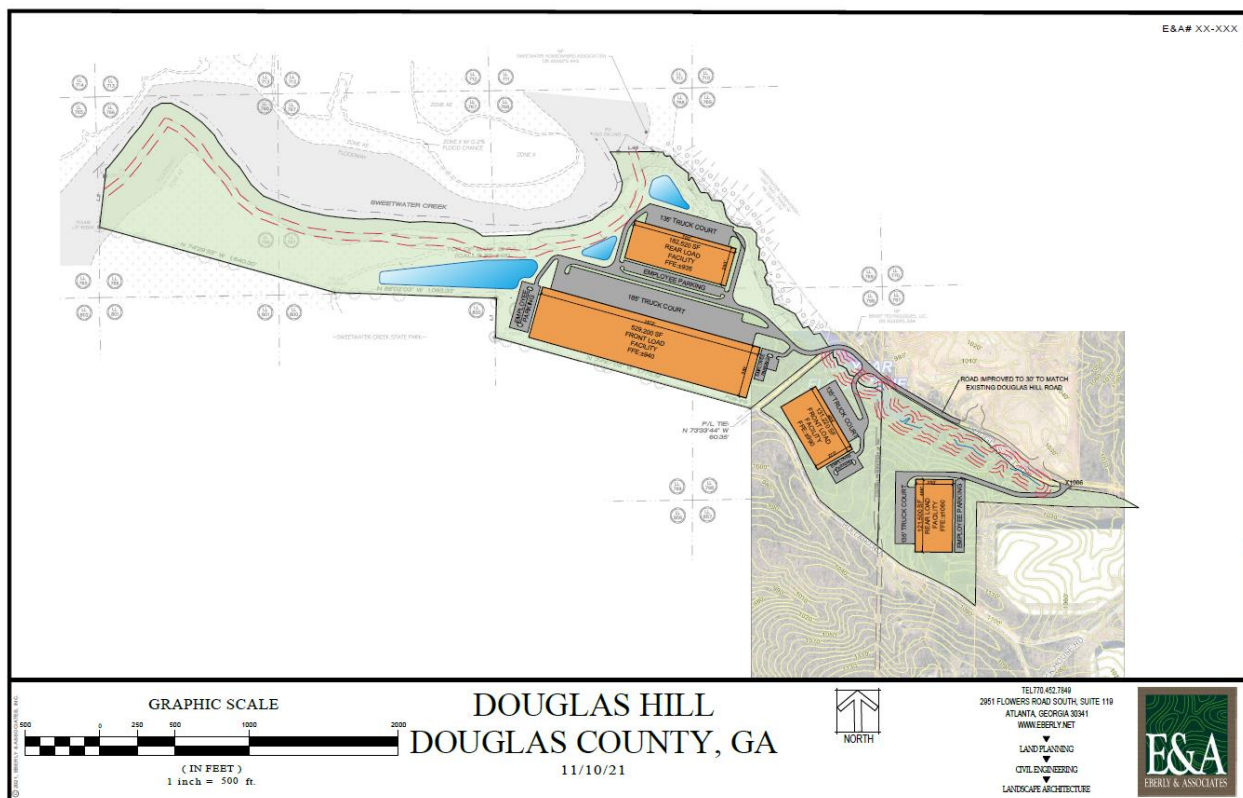
No impacts anticipated; recommend approval with the provision that additional inspection should take place when appropriate.

Adjacent Land Use and Zonings are:

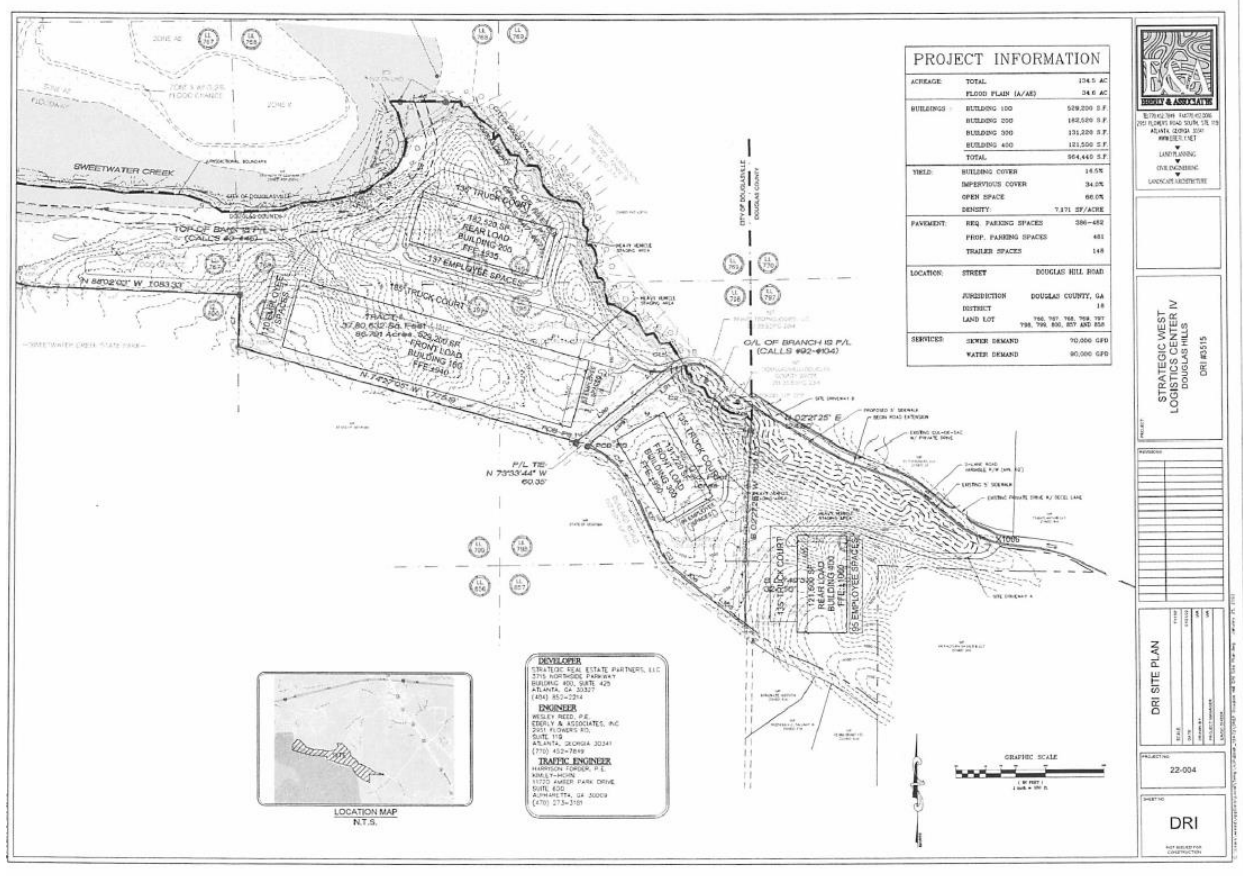
Direction	Land Use	Zoning
North	Residential and industrial within the City	City PUD-Residential and County and City LI, Light Industrial
South	State Park and residential	PSP, Public, Semi-Public and RA, Residential Agricultural
East	Residential and Industrial	RA, Residential Agricultural and LI, Light Industrial
West	Residential and industrial along with State Park	R-LD (Residential Low Density)

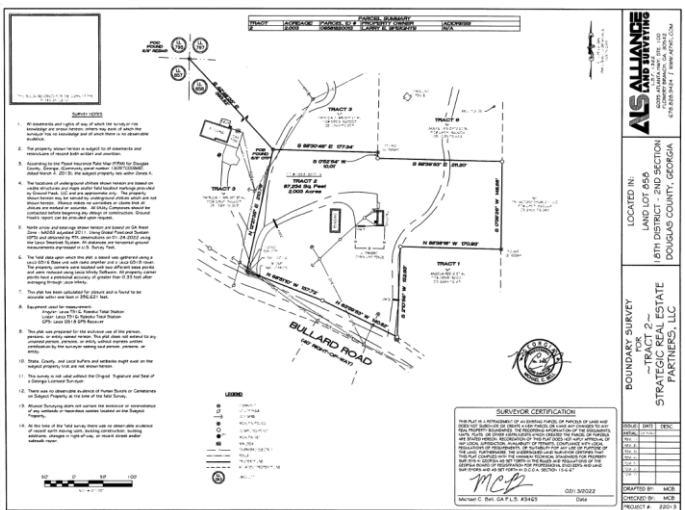
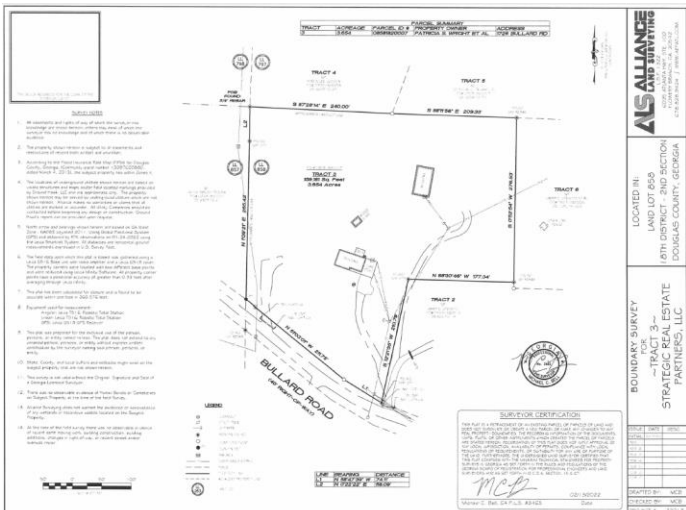
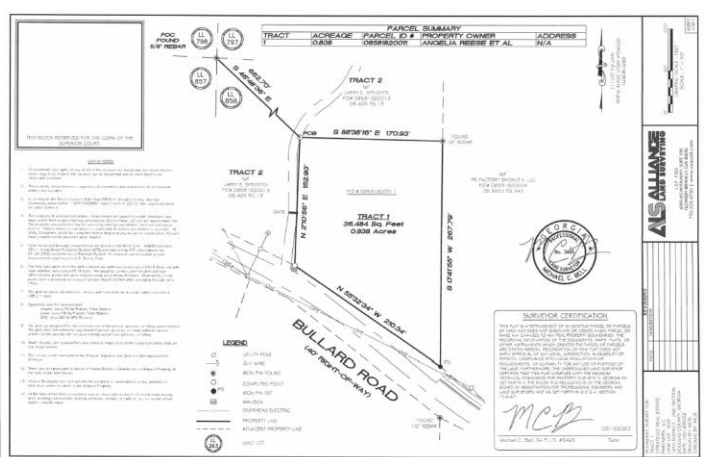
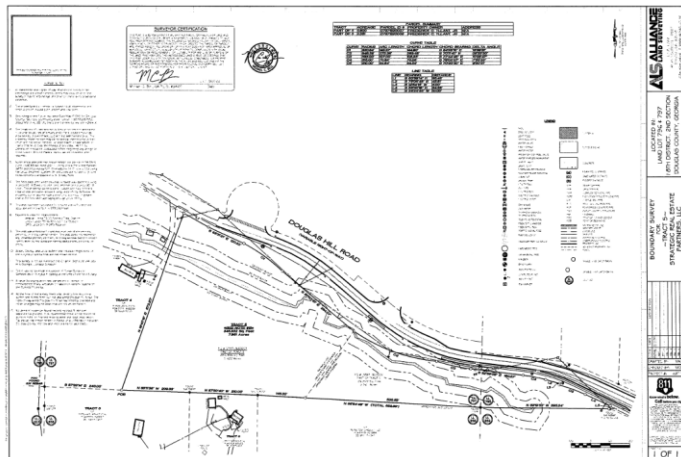
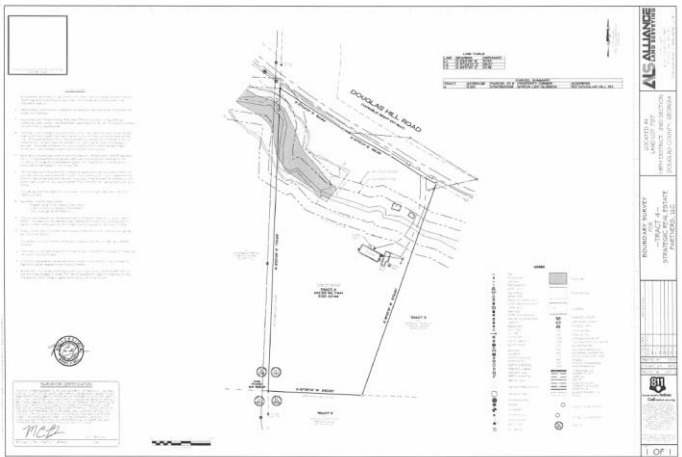
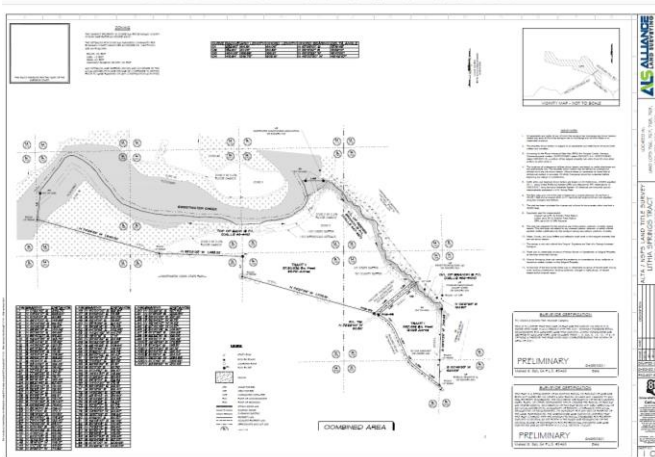


Zoning Map for subject property and properties surrounding the Douglas Hill/Factory Shoals Road area. The grey colored parcels depict City of Douglasville jurisdiction.

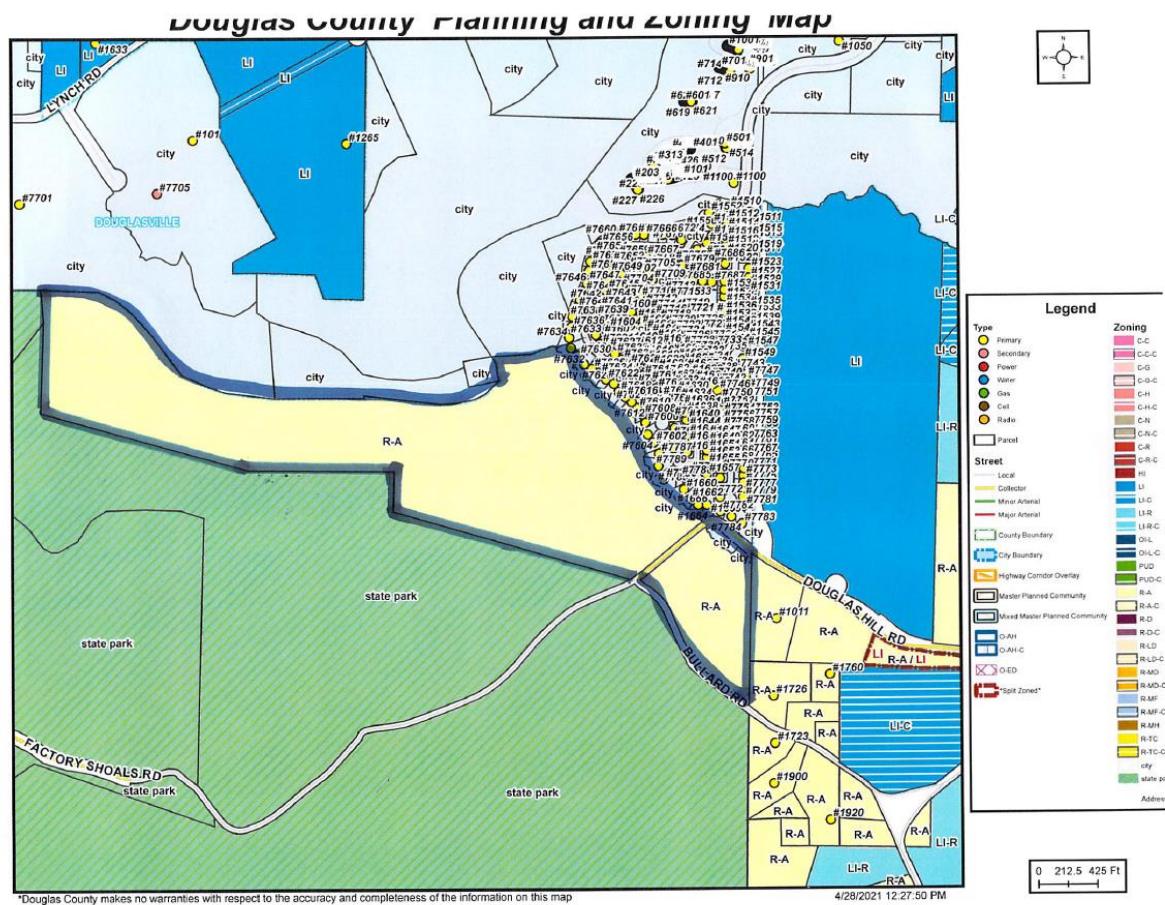


Site Plan for the project.

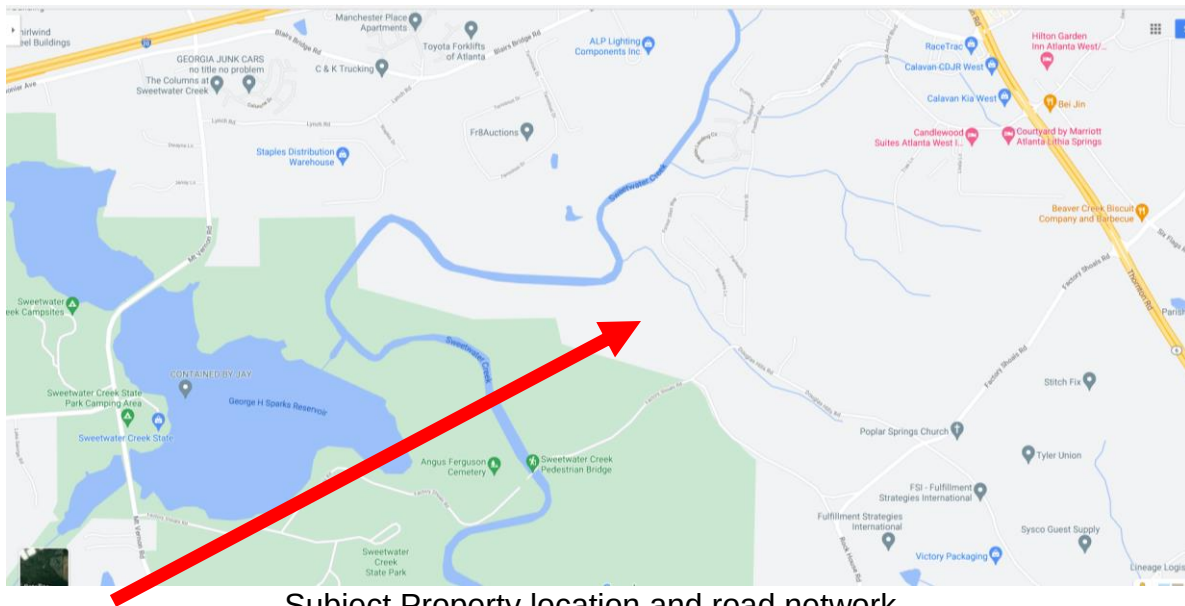




Surveys of the properties



Zoning and Parcel Map





One option for location of sewer connection is across the creek and within the City of Douglasville at an existing lift station maintained by the DDCWSA.



Subject Property

A Transportation Analysis Impact Study for the proposed development was prepared by Kimley-Horn and Associates, Inc. and sealed/signed by John D. Walker, PE and dated January 4, 2022. This Traffic analysis was submitted for the GRTA review under review of DRI 3515 and the GRTA Final Report was transmitted to ARC for their final report detailed above.



Photograph 1 – Factory Shoals Road Facing West at Douglas Hills Road



Photograph 2 – View to Left (East) Along Factory Shoals Road from Eastern Bullard Road Fork



Photograph 3 – View to Right (West) Along Factory Shoals Road from Eastern Bullard Road Fork



Photograph 4 – View to Left (East) Along Factory Shoals Road from Western Bullard Road Fork



Photograph 5 – View to Right (West) Along Factory Shoals Road from Western Bullard Road Fork



Photograph 6 – View Along Factory Shoals Road in Vicinity of Proposed Subdivision Access

3.0 TRIP GENERATION

Gross trips associated with the proposed development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017*, using equations where available. Reductions to gross trips including mixed-use reductions and alternative transportation mode reductions are not considered in the analysis based on methodology outlined in the GRTA Letter of Understanding (LOU).

Mixed-use reductions occur when a site has a combination of different land uses that interact with one another. For example, people living in a residential development may walk to the restaurants and retail instead of driving off-site or to the site. This reduces the number of vehicle trips that will be made on the roadway, thus reducing traffic congestion. No mixed-use reductions were taken in this analysis per the LOU.

Alternative modes reductions are taken when a site can be accessed by modes other than vehicles (walking, bicycling, transit, etc.). No alternative modes reductions were taken in this analysis per the LOU.

Pass-by reductions are taken for a site when traffic normally traveling along a roadway may choose to visit a retail or restaurant establishment that is along the vehicle's path. These trips were already on the road and would therefore only be new trips on the driveways. No pass-by trips were taken for this analysis per the LOU.

Table 10 summarizes the gross trip generation, reductions, net trip generation, and driveway volumes for the proposed *Strategic West Logistics Center IV - Douglas Hills* development.

Table 10: Trip Generation								
Land Use	Density	Daily Traffic			AM Peak Hour		PM Peak Hour	
		Total	Enter	Exit	Enter	Exit	Enter	Exit
150 – Warehousing	964,440 SF	1,570	785	785	109	32	39	105
Gross Project Trips		1,570	785	785	109	32	39	105
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
<i>Pass-By Reductions</i>		0	0	0	0	0	0	0
New Trips		1,570	785	785	109	32	39	105
<i>Employee (Car Trips)</i>		1,042	521	521	99	23	24	91
<i>Heavy Vehicle (Trucks)</i>		528	264	264	10	9	15	14

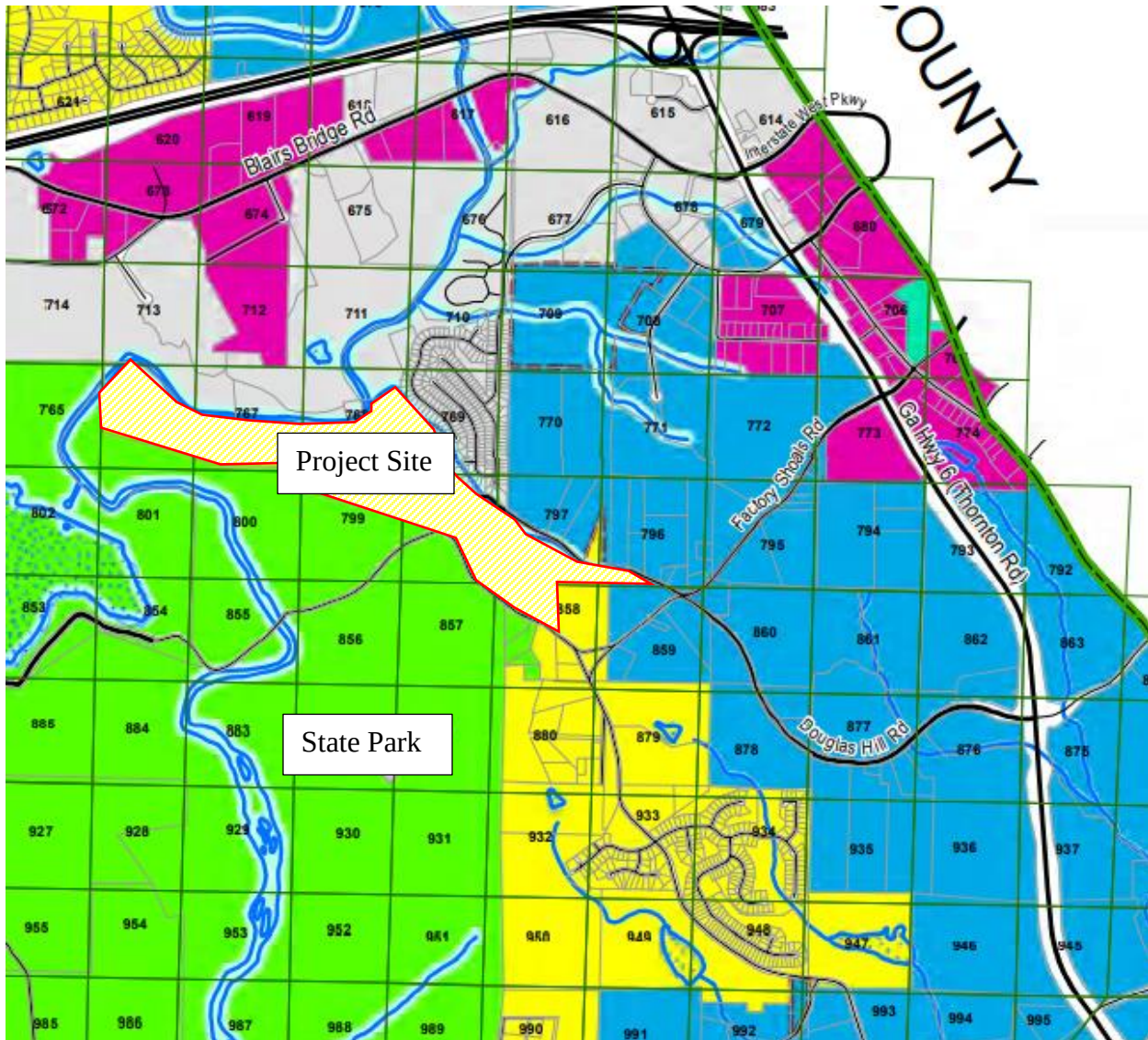
Trip Generation Analysis (10th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) Strategic West Logistics Center IV - Douglas Hills DRI #3515 Douglas County, GA								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
150 Warehousing	964,440 s.f.	1,570	141	109	32	144	39	105
Gross Trips		1,570	141	109	32	144	39	105
Truck Trips (ITE 10th Edition Supplement)		528	19	10	9	29	15	14
Mixed-Use Reductions		0	0	0	0	0	0	0
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Truck Trips		528	19	10	9	29	15	14
Car Trips (Total Non-Truck Trips)		1,042	122	99	23	115	24	91
Mixed-Use Reductions		0	0	0	0	0	0	0
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Car Trips		1,042	122	99	23	115	24	91
Mixed-Use Reductions - TOTAL		0	0	0	0	0	0	0
Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
Pass-By Reductions - TOTAL		0	0	0	0	0	0	0
New Trips		1,570	141	109	32	144	39	105
Driveway Volumes		1,570	141	109	32	144	39	105

\\kmisq-horn.com\ce_alp1\alp_gpro\013805006_strategic douglas hill industrial dri - douglas county - november 2021\2_phase ti\analysis\strategic west analysis\trip generation (10th edition)

Analysis for Future Land Use Map Amendment

Sec. 1215 - Standards governing consideration of a future land use map amendment.

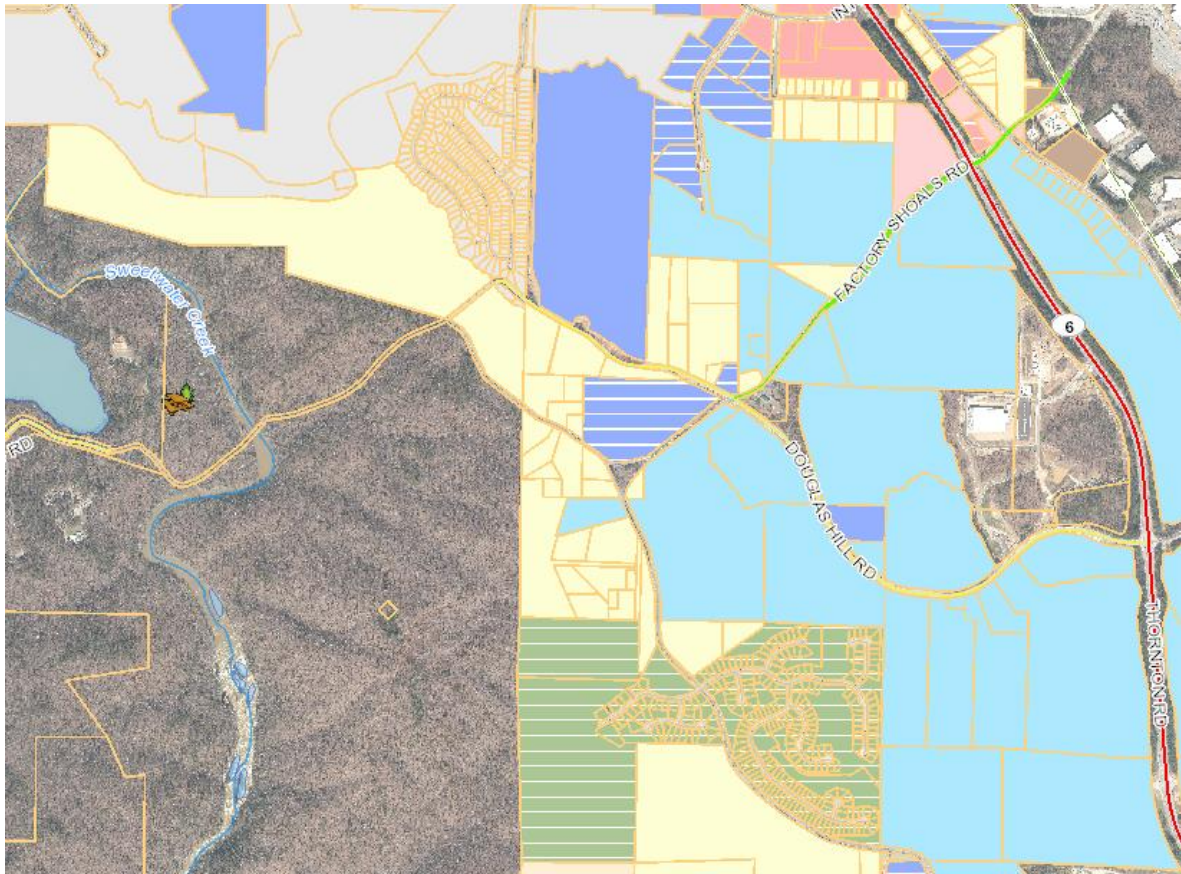
The Planning & Zoning Board and the Board of Commissioners shall consider the following in evaluating a future land use map amendment, giving due weight or priority to those factors particularly appropriate to the circumstances of the application:



Future Land Use Map depicting the Commerce Center in blue, Urban Residential in Yellow, among several other Character Areas adjoining the site including Public Semi-Public in green.

- (1) The extent to which a change in the economy, land use or development opportunities of the area has occurred.**

The newest economic cycle is the demand to find locations for warehousing operations with access to major highway corridors. Large-scale warehousing operations must be connected to public sewer to accommodate the numbers of employees that could potentially occupy the premises. This site has access to sewer within 360 feet of the site. The site has proximity to Douglas Hill Road and Factory Shoals Road over to the Thornton corridor and then I-20. Existing industrial development within this Industrial area already benefits from this transportation network.



Zoning Map showing industrial zoning (in blue) along Factory Shoals and Douglas Hill Roads.

(2) The extent to which the proposed designation is in compliance with the goals and policies of the Comprehensive Plan.

The proposed character area of Commerce Center would be in line with the properties immediately east of the site. The proposed Commerce Center character area at this location is generally consistent with the intent of the Comprehensive Future Land Use Plan to “ensure compatible and unified development within specified areas of the County”.

Commerce Center

Under normal circumstances, certain types of industrial uses and major employment generators may place heavy demands on public facilities or cause significant impacts on the environment. The industrial uses allowed within the County are not intended to create such problems or demands. The intent of the Commerce Center is to provide a variety of tracts for industrial and employment uses that are limited to office and business parks, warehouse centers, distribution/service, large scaled commercial, light industrial, high-technology and research, wholesaling companies and similar businesses that have no significant impacts on the environment. Developments using planned development concepts are encouraged, such as business parks, campus settings and commercial/industrial mixed-use projects. When located at the perimeter of a Character Area Map Commerce Center area, uses that are lower in intensity and scale to ensure minimal impact to adjacent properties is required. In addition, certain commercial uses such as car dealerships, truck terminals and car washes require careful site planning to minimize curb cuts and reduce the perception of parking as the primary use.



Implementation Strategies

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

Primary Land Uses
• Highway Commercial" type uses that are integrated into an overall design, such as sales and show rooms, storage garages, car and mobile home dealers. • Large scaled light and general industrial uses, office buildings and parks.

Compatible Zoning Districts
OI-L, OI-H, C-C, C-G, C-H, C-R, LI, LI-R

(3) The extent to which the proposed designation would require changes in the provision of public facilities and services.

This type of development is normally required to connect with public sewer to serve the site. Sewer connection is approximately 360 feet away. Other public services such as fire, sheriff and waste collection, are already established and would not need additional supplementation. Transportation-related improvements along Douglas Hill Road would be required to provide for direct driveway access, turn movements among other improvements.

(4) The extent to which the proposed designation would impact the public health, safety, and welfare.

The conversion of this site to Light Industrial zoning would continue the pattern of development in the area along Douglas Hill Road, Factory Shoals Road and Thornton Road and has the advantage of relatively immediate access to the I-20 interchange at Thornton. The proximity of public sewer also advantages the site.

Improvements to road frontages would provide additional capacity and safe operations along the property length.

(5) The extent to which additional land area needs to be made available or developed for a specific type of use.

This amendment would provide additional land for the development of warehousing spaces. The County has seen significant demand for such uses and currently has a significant amount of square footage under development or already approved and as yet unbuilt. Staff is aware of approximately 3.5 to 5 million square feet of proposed warehouse spaces not yet approved but in some stage of applying for approval. In addition, the County has already approved approximately 2 million square feet that is under final review for construction or actually under construction. This includes warehouse facilities of 35,000 to over 1 million square feet each.

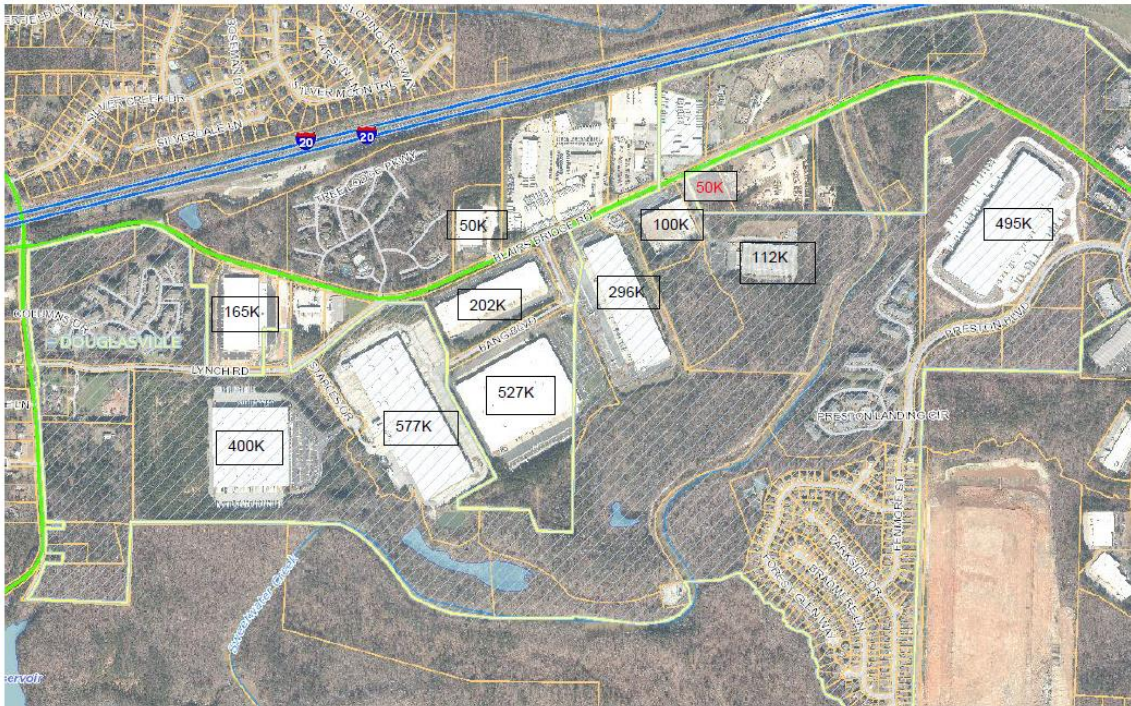
The graphic below depicts the Lee Road / I-20 industrial node. Existing structures provide 1.021M square feet of space. Permitted but not yet built represents another 94K square feet. Of the existing, staff has been approached to allow for 62K to be replaced by 385K square feet as a redevelopment. An additional request on Lee Road adds another 325K square feet for an all-built total of 1.5M square feet in this immediate Interstate interchange area.



Existing Buildings in Red 698K square feet. 62K seeking to be replaced by 385K for a total potential of 1.021M square feet. Permitted but not built 94K square feet. Requesting Rezoning on Lee 325K square feet. **All built Total 1.501M square feet**

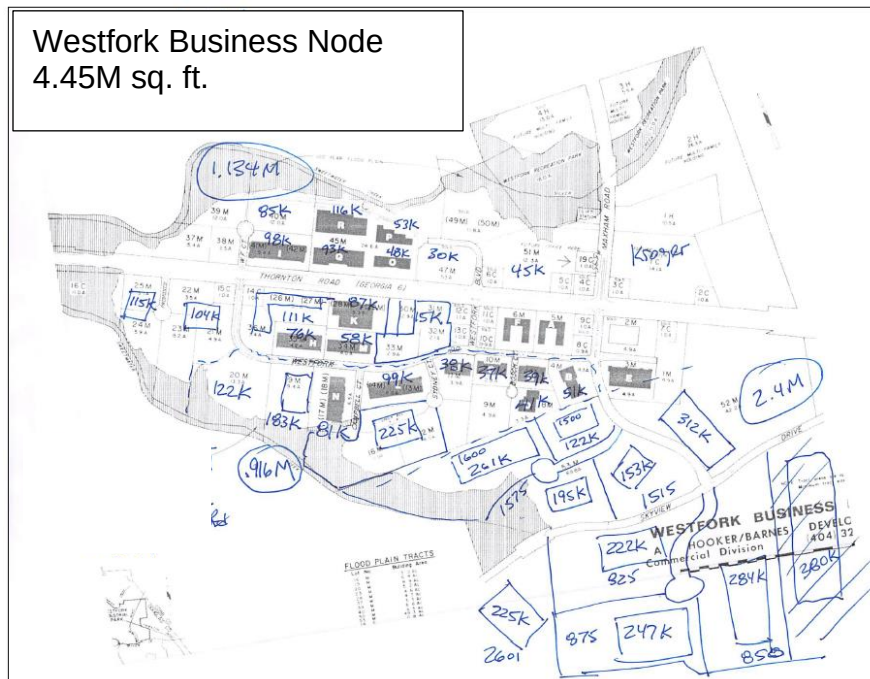
For comparison, the Blairs Bridge corridor (east of Mt Vernon) node provides about 2.73M square feet of existing space with around 50k permitted for

construction and an additional 300k - 400K of space proposed in the City but not certain of approval status.



Blairs Bridge Industrial Node consists of approximately 2.924M square feet built and 50K proposed for addition. Total built would be 2.974M square feet.

Another industrial node along Thornton is the Westfork Business Park, approved in the 1970s and constructing its final industrial building in 2019, which provides approximately 4.45M square feet of built industrial space including the Maxham Road extension southwest of Thornton.



Staff has reviewed the overall land area currently zoned for industrial use and across the County it represents approximately 3.9% by acreage. While the available industrial zoning represents only around 4% of the land area, the existing square footage of as-built industrial structures does represent a bit over 28 million square feet between all the County areas and City areas. Proposed additional square footage amounts to about 5.8 million square feet in aggregate.

(6) The extent to which area demographics or projections are not occurring as projected.

The projections of the Comprehensive Plan and Sweet Water Master Plan are in need of update, but within all character areas the specific problem is the lack of public sewer, which renders the redevelopment aspirations and projections of the Comprehensive Plan virtually impossible to accomplish. Modifying this future character area to a more intensive type will continue the development pattern of neighboring properties and benefits from reasonable access to public sewer and highway access.

Analysis for Rezoning

Section 1207(a) provides that all amendments to the zoning map shall be viewed in light of the following standards used to interpret the balance between an individual's unrestricted right to the use of his or her property and the public health, safety, morality, or general welfare of the community. Emphasis may be placed on those criteria most applicable to the specific use proposed:

Factor: **(1) Is the proposed use consistent with the stated purpose of the zoning district that is being requested?**

Analysis: The LI Light Industrial District is established to protect and promote a suitable environment for light industrial purposes and uses that require both office and distribution facilities at the same site, as well as related and compatible commercial uses and appropriate accessory uses and 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 comprehensive development plans for the county.

The proposed industrial use is consistent with this purpose.

Supports Requested Use: Yes

Factor: **(2) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?**

Analysis: The proposed industrial uses for this specific rezoning are generally compatible with the surrounding State Park recreational and light industrial uses given the required buffering and other standards in the Development Code.

Supports Requested Use: Yes

Factor: (3) Will the proposed use not adversely affect the existing use, value or usability of adjacent or nearby property?

Analysis: The existing development pattern along Preston Boulevard in the City is residential detached and attached mixed with light industrial warehouse activity. The few developments to the south along Rock House are likewise residential detached neighboring industrial warehouses. The proposed rezoning would continue the existing pattern and valuations of nearby properties.

Supports Requested Use: Yes

Factor: (4) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

Analysis: The proposed use is consistent with the Comprehensive Future Land Use Plan Character area of "Commerce Center" area incorporating mixed commercial and industrial uses.

Supports Requested Use: Yes

Factor: (5) Are there substantial reasons why the property cannot or should not be used as currently zoned?

Analysis: The general area around this property has been in transition for some years with mostly industrial uses developing on the available tracts. The property has remained as undeveloped low density single-family residential for decades. Given the industrial nature of development all around this site, this proposal appears more like infill development of one of the last remaining sites along the Douglas Hill Road corridor.

Allowing this property to develop with industrial zoning would place the industrial activities in proximity to existing truck corridors and eliminate the potential for trucks and cars to directly mix or conflict.

Supports Requested Use: Yes

Factor: (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?

Analysis: The developer projects connecting the project to the paved public right-of-way via Douglas Hill Road to Factory Shoals Road to provide a finished roadway to access the property. Central sewer service will be required at the developer's expense and is projected to connect to the existing lift station along Sweetwater Creek. The developer will be required to install all public infrastructure for the subdivision as part of the site plan review and approval process. No additional fire or police services were indicated to serve the development beyond what is already available.

Supports Requested Use: Yes

Factor: (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?

Analysis: The Comprehensive Plan and more importantly the Sweetwater Master Plan have based their future guidance and plans on assessments and assumptions that are no longer valid. The aspirational goals of those plans will need to be re-evaluated within the Comprehensive Plan update being prepared for 2022-2023.

Supports Requested Use: Yes

Factor: (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?

Analysis: Given the existing Development Code requirements that will be imposed on the development of the site and the amount of land lost to floodplain that can't be developed, the proposed project plans do appear to allow the appropriate amount of development.

Supports Requested Use: Yes

RECOMMENDATION FOR FUTURE LAND USE MAP AMENDMENT

Staff RECOMMENDS APPROVAL of this request M2022-03 to amend the Future Land Use Map from Urban Residential to Commerce Center with the following FINDINGS:

- A. The character of this area has been evolving towards a higher intensity of industrial and commercial development.
- B. The proposed Commerce Center character area at this location is generally consistent with the intent of the Comprehensive Future Land Use Plan to “ensure compatible and unified development within specified areas of the County”.

RECOMMENDATION FOR REZONING

The Planning Commission and Board of County Commissioners are given the opportunity to consider the compatibility of the use with the surrounding uses, to ensure consistency with the character of the area and to minimize impacts. Section 1207(a), standards for Rezoning consideration, of the Douglas County UDC requires that, before approving an application for a zoning change, the Planning Commission and County Commissioners shall find, based upon evidence and testimony presented at the hearing, the required standards have been met: A zoning change shall be considered to be appropriate provided that due consideration is given to the 8 objective criteria previously analyzed. Emphasis may be placed on those criteria most applicable to the specific zoning proposed

Staff RECOMMENDS APPROVAL of this requested rezoning 2022-22-29 from R-A to LI with the following FINDINGS and CONDITIONS:

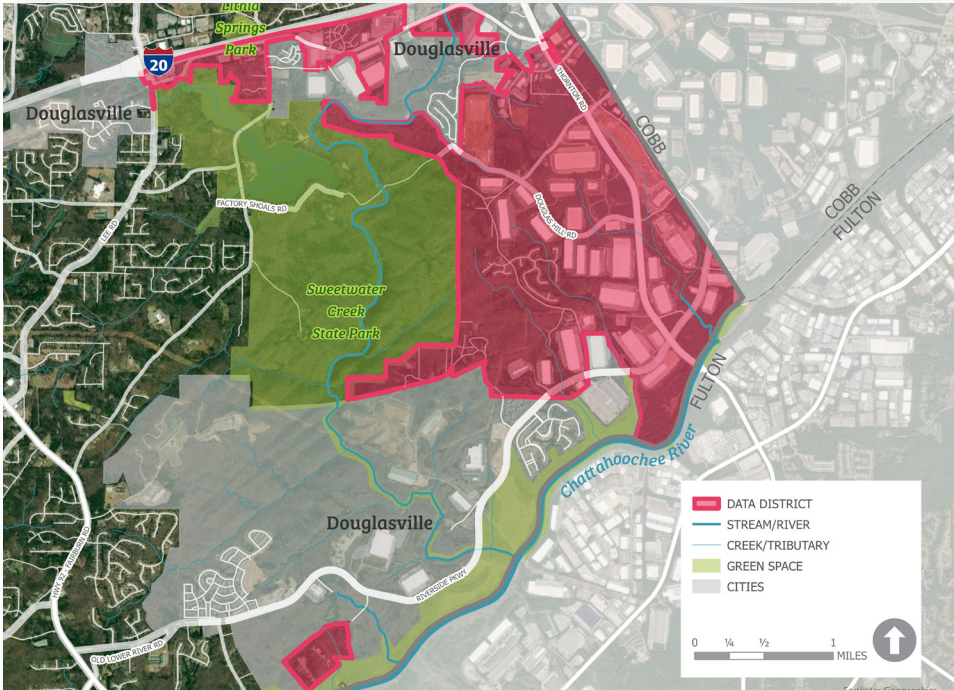
Findings:

- A. The rezoning will not modify the intent, purpose, or spirit of the Douglas County Unified Development Code.
- B. The proposed zoning is consistent with the Comprehensive Future Land Use Plan categorization of this property as within the “Commerce Center” area incorporating varying mixed commercial and industrial uses.
- C. The uses permissible in the proposed zoning district are generally compatible with surrounding properties.
- D. The character of this area has been evolving towards denser industrial development for several years.
- E. The granting of the Rezoning will not adversely affect the public health, safety, or welfare.

Conditions:

1. The applicant shall be required to connect to the Public Sewer system for this development with design criteria and specifics to be reviewed for compliance by the DDCWSA.
2. The applicant shall submit to the Development Review Committee (DRC) for review and consideration the specific site development and access management plans to address the development standards in the UDC and the concerns and requirements expressed in the specific agency impact statements reviewed in this staff report dated April 5, 2022.

Thornton South



Thornton South

Description

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

Current Character

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

Other Considerations:

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

Future Land Use Changes Can Be:

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

* Predominant Land Use(s)

Vision: Center for light industrial and technology-oriented employment

Parks, Open Space + Trails Guidance

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

Housing Guidance

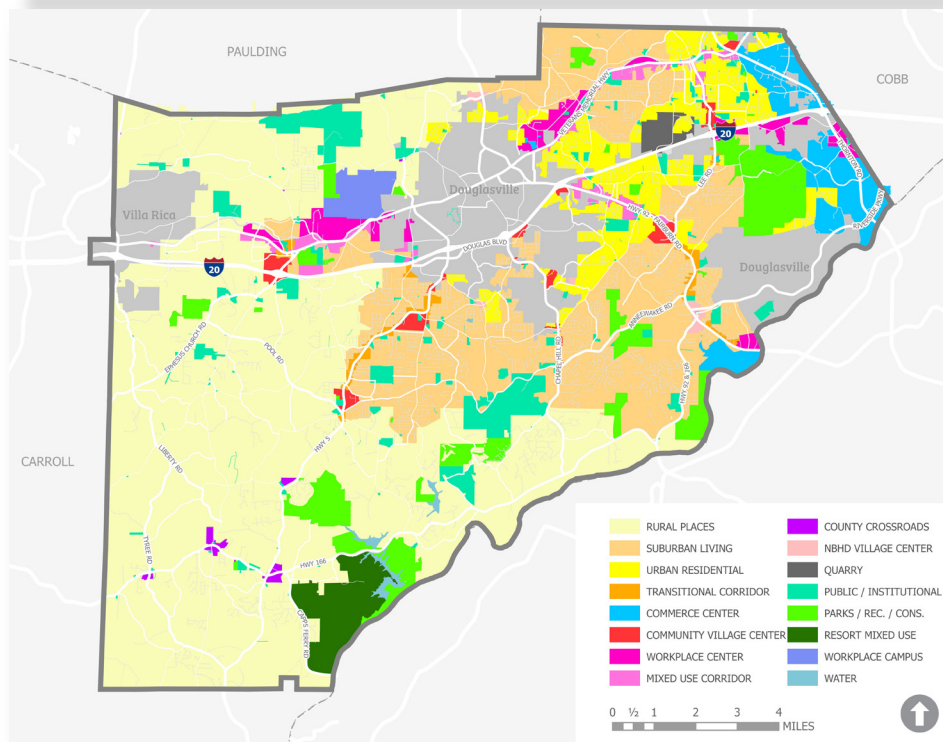
Existing housing should be preserved, but residential uses should not be expanded.

Compatible Zoning Districts for Future Rezonings

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

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

Commerce Center



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

Policies and Implementation Strategies:

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

Primary Land Uses:

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

Community Facilities:

- Public water & sewer
- Major transportation access

Master Planned Developments:

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

Appropriate Zoning Districts:

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

Character Areas:

- Data District
- Campbellton West
- Westfork

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: B9 Douglas Hills Road Owner LLC

Address: 1050 and 1001 Douglas Hill Road; 0 Bullard Road

More Fully Described: Land Lot 768 District 18 Section 2 Parcel 1; Land Lot 797 District 18 Section 2 Parcel 8

Parcel ID: 07681820001; 07971820008

Acreage: 116 acres

Use: special use permit for buildings that exceed 50,000 square feet

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 special use permit request is compatible with the Comprehensive Plan Character Area Thornton South and the Future Land Use Map classification of Commerce Center.
2. The special use permit will not modify the intent, purpose or spirit of the Unified Development Code.
3. The special use permit request will not adversely impact public health, safety or welfare.

Conditions: n/a

Adopted and effective this June 2, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcaez, District IV

Attest:

Dr. Romona Jackson Jones, Chairman

Allison Duncan, AICP
Planning and Zoning Manager

DRAFT