

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

July 7, 2026

APPROVAL of MINUTES

Approve the minutes from the June 2, 2026 meeting.

AGENDA

- S2026-34** **Vertical Bridge c/o Baker Donelson Law Firm** – A request for a Special Use Permit to allow a telecommunications tower located at 0 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. **This application was deferred from the June 2, 2026 meeting.**
- M2026-01/Z2026-56/S2026-57** **East Village Dothan, LLC** – a request for a Future Land Use Map amendment from RP(rural places) to CC (commerce center), a rezoning from R-A (residential agriculture) to PUD (planned unit development) and a Special Use Permit for a data center and substation located on Poole, East & West Tyson Roads, Villa Rica, 30180. Land lot(s) 116, District 2, Section 5 & Parcel(s) 1 & 2. Land lot(s) 140, District 2, Section 5 & Parcel(s) 4 & 6. Land lot(s) 141, District 2, Section 5 & Parcel(s) 1, 2, 3, 4, 5, & 6. Land lot(s) 142, District 2, Section 5 & Parcel(s) 2, 3, 7, 8, 9, 10, 11, & 12. Land lot(s) 143, District 2, Section 5 & Parcel(s) 4, , 7, 14, 15, & 60. Lot size: 703 acre(s). Application signed by Anamaria Hazard Manes. Commission District #4.
- Z2026-41/S2026-42** **Naba Raj Timilsima** – a request for a rezoning from R-LD (residential low density) to C-G (general commercial and a Special Use Permit for a convenience store with out gas pumps located on 14750 Veterans Memorial Highway, Villa Rica, 30180. Land lot(s) 148, District 2, Section 5 & Parcel(s) 40 & a portion of 27. Lot size: .82. Application signed by Naba Raj Timilsima. Commission District #4.
- Z2026-47/S2026-48** **Terry Boomer** – a request for a rezoning from C-G(general commercial) to C-H(heavy commercial) and a Special Use Permit to allow a convenience store with fuel pumps located at 10603 Veterans Memorial Highway, Lithia Springs, 30122. Land lot(s) 365, District 18, Section 2 & Parcel(s) 59. Application signed by Terry Boomer. Commission District #1.
- Z2026-** **Suntan Construction** – a request for a rezoning from R-A (residential

- 50/S2026-51** agriculture) to C-H (heavy commercial) and a Special Use Permit for a convenience store with fuel pumps located at 4333 & 4289 Post Road, Winston, 30187. Land lot(s) 75, District 2, Section 5 & Parcel(s) 15 & 33. Lot size: 2.3 acre(s). Application signed by Kevin Bell. Commission District #4.
- Z2026-52/S2026-53** **Kossi Ahovi** – a request for a rezoning from C-G (general commercial) to C-H (heavy commercial) and a Special Use Permit for a tire shop located at 7178 Sweetwater Road, Lithia Springs, 30122. Land lot(s) 530, District 18, Section 2 & Parcel(s) 14. Lot size: .41 acre(s). Application signed by Kossi Ahovi. Commission District #1.
- S2026-54** **Petina Lovell** – a request for a Special Use Permit to allow a residential care facility located at 2270 Charleston Place, Lithia Springs, 30122. Land lot(s) 430, District 18, Section 2 & Parcel(s) 411. Lot size: .25 acre(s). Application signed by Petina Lovell. Commission District #1.
- Z2026-55** **Gaskins & LeCraw** – a request for a rezoning from R-A (residential agriculture) to R-MD (residential mid density) & PSP (public semi-public) for a residential subdivision located at 2391 Mt. Vernon Road, Lithia Springs, 30122. Land lot(s) 978, District 18, Section 2 & Parcel(s) 1. Land lot(s) 979, District 18, Section 2 & Parcel(s) 19. Land lot(s) 981, District 18, Section 2 & Parcel(s) 8. Land lot(s) 1006, District 18, Section 2 & Parcel(s) 6. Lot size: 85.8 acre(s). Application signed by Michelle McCauley. Commission District #2.

OTHER BUSINESS**ADJOURN**

June 2, 2026

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

PLANNING & ZONING BOARD

Brig Simmons, Chairman

Frank Payne, Vice-Chairman

Brandon Pennamon

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. Simmons called for a motion for the May 5, 2026 minutes.

Mr. Payne made a recommendation to approve the minutes from the May 5, 2026 meeting.

Mr. Curry seconded the motion.

Motion carries 7-0.

Recommendation is to approve the minutes from the May 5, 2026 meeting.

June 2, 2026

Commissioner Raxton made a motion to approve the minutes from the May 5, 2026 meeting. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

The minutes from the May 5, 2026 meeting are approved.

Applications Z2026-32/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.

Mr. Cronan presented this application.

Summary of Proposal

The applicant is seeking rezoning from R-LD to AG for a boarding and grooming facility and farm stand.

The lot does not meet the minimum acreage requirements for AG (5 acres) but could be considered for RA

The lot does not meet the minimum acreage for animal boarding (10 acres) but could be considered for animal grooming if the property is rezoned to RA.

Discussion

The subject property has multiple issues registered with animal control including:

- Operating a business without correct state and local licenses
- Bite complaints
- Unrestrained dogs leaving the property
- Dangerous dog concerns

Animal Services does not recommend approval of the request to operate a grooming facility.

Staff has no concerns about the rezoning request, which would allow a farmstand by right.

- Concerns for the rezoning have been expressed by neighbors and are included in the file for this application.

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:

- 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

- 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.

Mr. Simmons opened the public hearing for anyone including the applicant to speak in favor.

Mr. Frank Cloud, Jr of 6371 Union Grove Road spoke in favor of this application.

Ms. Tiffany Robinson of 9815 Garden Hill Lane, Douglasville spoke in favor of this application.

Ms. Angela O'neal of 1126 Joslin Path of Douglasville spoke in favor of this application.

A resident from Jacob Lane, Douglasville, spoke in favor of this application.

Mr. David Gregory of 2872 Lithia Place spoke in favor of this application.

Mr. Gage Kirby of Marietta, Georgia spoke in favor to this application.

Mr. Matthew Wallace of Mableton, Georgia spoke in favor to this application.

Ms. Bernice Flores-Arriaga of 5200 St. Charles Place, Douglasville spoke in favor to this application.

Ms. Aleene Duff of 6441 Union Grove Road spoke in favor to this application. She stated that she loved what she does. Her children are involved. Her son is 14 and she left PetSmart when he was four and all her clients came with her. I have a genetic neuropathy and it helps being at home. My fiancé is a disabled veteran and was recently injured at work so it make it

June 2, 2026

easier to work as a team. With my neuropathy I get weaknesses. He's there if I need him to hold up a 200-pound dog for me. My heart and soul are in this.

No one else spoke in favor of this application.

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

Mr. Allen Pryor of 6411 Union Grove Road spoke in opposition to this application.

No one else spoke in opposition to this application.

Mr. Pennamon asked Ms. Duncan the differences between grooming and boarding and is the special use permit allowing for more animals or allowing her to do what she's been doing.

Ms. Duncan explained that the request that we received was for boarding and grooming. Boarding would be taking animals in for overnight stays on the property. Grooming would be the animals coming for a brief time period for services rendered and then they would go home the same day with their owner. Under our code, boarding requires a minimum of 10 acres. The property is only three acres and doesn't meet the requirements of the code to operate as a boarding facility. The grooming doesn't have an acreage requirement however the grooming would need the rezoning to agriculture. We don't have dog grooming in the residential low-density district as a home business. It would have to be zoned residential agriculture and the board would have to be inclined to the special use permit for dog grooming.

Mr. Pennamon asked do we have anything in our code that speaks to the number of dogs that are grooming in home can have.

Ms. Duncan replied we do not have anything that speak specifically to that in our code. I don't know if Animal Control has something that can address that.

Officer Francikowski of Douglas County Animal Control explained that the Department of Agriculture has jurisdiction over that. They don't have a say such as 50 dogs. It's based off the acreage and the size of the building that would have to get into compliance with the Department of Agriculture.

Mr. Simmons asked Ms. Duncan doesn't residential agriculture require a certain number of acres.

Ms. Duncan explained that residential agriculture only requires one acre. The application was submitted for the rural agriculture, the AG zoning. That requires a minimum of 10 acres. The property being only three acres would not qualify for rezoning to the rural agriculture zoning but would qualify for RA which would also be the conduit to approve the special use permit for grooming if the Board were so inclined.

June 2, 2026

Mr. Pennamon asked Ms. Duff how do regulate the number of dogs and how to manage it and also the neighbors concerns with getting out.

Ms. Duff explained that the dogs the dogs that Mr. Pryor is referring to are my personal dogs. I've never had a client's dog get out of our care. I've since paid to have a fence put up around my front where my pitbulls go out. They are not aggressive although when they run up to you they seem aggressive. I did that because I didn't want issues with my neighbors.

The amount of dogs, whatever we can safely groom. My colleague Dolly and I, if we can do six each that's twelve dogs. It just depends on what the dogs are. We don't have 25 dogs a day to each person.

Mr. Pennamon asked about parking and if the clients stay and wait or leave.

Ms. Duff explained that they usually leave but I groom Pastor Ken's shitzu who owns the church next door and he has said that it's ok if clients park there. If there is a dog with a heart issue we do offer express service so that dog doesn't have to stay. I know my neighbor next door to me gets some of my clients pulling in there. Our addresses are very similar. Maybe this will allow me to put a sign in my driveway directing where to drop-off.

Mr. Payne asked Ms. Duff where are your dogs when the customers bring their dogs.

Ms. Duff explained that they stay in the house. Some people say that they could never own a pitbull because they are too high strung. Mine are couch potatoes. They go outside and do their business and have their own couch. They are inside. My chihuahuas sometime come to work with me at the shop but I have a kennel where they stay.

Mr. Payne asked have you had any problems with your dogs with customers' dogs and cats.

Ms. Duff explained we do the cats at 7 in the morning without dogs so that we don't scare the cats. They come in carriers and we take them into the salon in the carriers. We built a fence out of pallets around my salon so that I need to take any of my dogs' clients to the bathroom so they can go there and do their business.

Ms. Polk asked Ms. Duncan can you confirm that there was a "cease and desist" order issued and Code Enforcement got involved in that. Also, can animal control speak on that?

Ms. Duncan explained that this was referred through Planning & Zoning through Code Enforcement and Animal Control. As a result of the violations, we found on the property and the ongoing violations after we asked them to file for special use permit, Code Enforcement has issued a "cease and desist" on the grooming operation until such a time that the Board of Commissioners and Planning & Zoning Board take action.

June 2, 2026

Officer Francikowski explained that Animal Control has been involved with the Duff's as far back as 2022. You did hear one of the citizens say that he was chased on his property and almost attacked by their animals. Going back to 2025, animal control again was sent out to that residence due to a dog being loose. At that time, they were also advised that they were illegally running a boarding and grooming facility. They were instructed to get with Planning & Zoning, Code Enforcement, Occupational Tax and Department of Agriculture to get into compliance. Information was given to them on how to contact both the County and Department of Agriculture. They had failed to go ahead and contact them at that point. 7/2025 they did contact Department of Agriculture to set up an inspection for the Business License. However, they never followed up so that case was closed. 3/13 of 2026, we received another complaint regarding practicing without a veterinarian license and advertising for veterinary medicine in their boarding facility. We went out there again. This time with the Department of Agriculture Inspector. This was a GGA violation. Code Enforcement was out there as well. We gave them a second notice for Department of Agriculture, Planning & Zoning, Code Enforcement and Occupational Tax to get into compliance with the county. 3/32/2026, a dog-on-dog attack which lead to the euthanization of one animal and we have active litigation. We've had multiple public safety risks. Running an animal establishment without a license both for the county and state and aggressive leash laws with this property.

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

Commissioner Mitchell asked Ms. Duncan, hypothetically, if by chance this potential rezoning passes, you had a couple of conditions.

Ms. Duncan explained for the rezoning we just had findings and no conditions.

Ms. Duncan stated that our recommendation for the rezoning is to approve. Our recommendation for the special use permit is denial based on the consistent issues they've had in terms of animal control and coming into compliance.

Ms. Duncan stated that if you would like to approve and impose conditions on the special use permit, that is something we can dictate to use and we will include that in the record.

Commissioner Mitchell asked if any approval happens by chance how do we protect any future use of how many dogs so that we don't end up in an even bigger situation in the event that something like that happens.

Ms. Duncan explained if this board chooses to approve and would like to condition the number of dogs allowed on the property at any given time, that would be an appropriate stipulation to make in the condition.

June 2, 2026

Commissioner Mitchell asked the boarding side of this is not part of the request.

Ms. Duncan replied that is correct. They do not have the minimum required acreage to be able to do the boarding operation. They could do the grooming operation with the special use permit approved by the Board of Commissioners.

Commissioner Mitchell asked is there a particular size where she's doing the grooming. Is that a determining factor?

Ms. Duncan stated that my understanding from Code Enforcement is that the grooming is done in an accessory building on the property. That's not necessarily a consideration for the special use permit. I would defer to Animal Control if there are any size restrictions or any conditions associated with the accessory building.

Office Francikowski explained that through the Department of Agriculture, they are the ones that set the square acreage. Basically, with the Department of Agriculture, they will be looking for cleanliness, fire escapes, sanitation, and those kind of issues.

Commissioner Mitchell asked and it's not a particular size of building.

Officer Francikowski replied no.

Commissioner Mitchell asked so you can have a small building and 10 dogs trying to groom. Does that matter?

Officer Francikowski replied I can't tell you for sure because I can't speak for them. I know that for our 18,000 square foot building we can only have a capacity of 300 animals. That's for a shelter license. I can't tell you for grooming.

Commissioner Mitchell asked and there's not a standard that you know of.

Officer Francikowski replied not that I know of.

Commissioner Mitchell you mentioned from 2022, 2023, 2025 & 2026 a couple of violations. Several that have been brought to your attention that you had to address. Then you mentioned euthanizing an animal based on one of these years, correct?

Officer Francikowski explained that we have active litigation for a dog-on-dog attack right now. One of the resolutions for one of the suspects it's a two-party suspect, the dog was vicious and euthanized. We have the second portion which involves this family, which we're in active litigation as well.

Commissioner Mitchell asked Ms. Duff can you address the unique situations that you encountered that was part of your shelter.

June 2, 2026

Ms. Duff explained I don't ever remember having anything with Code Enforcement before. I was interested in starting a rescue at one time and I reached out to the Department of Agriculture, Ms. Terri, I spoke with her in the past. She also made me aware that in order to start a rescue I would have to have 10 acres so I let that go. I don't remember having any situations with Code Enforcement. Even when Animal Control came and she had asked to see the building, I told her that one of her colleagues from Animal Control was just here within the last year. I brought him in here and he said if there's any issues I would be hearing from the supervisor and no one every contacted me. But that's when we got the ball rolling with all of this stuff.

As far as the dog-on-dog attack, I found a dog on Brownsville Road standing in the middle of the road. He looked a lot like my dogs so I pulled over and said Delilah and it wasn't her so I called my fiancé and he confirmed she was home but it was night in December when it got 20 degrees before winter hit and I couldn't leave him there. He went to the woods to lay down and I had a slip loop to get him and I carried him all the way to my home. He was difficult. I got him scanned for a chip and he didn't have one. I posted him on Nextdoor and no one claimed him. I can't take a dog to the pound. I kept him. He is just now getting his training down with an electric collar. It was a lot. He broke glass out of my garage windows. He ate sheet rock by my garage. He can jump the fence without even touching it. It was a headache to try and I spent countless hours training him with his collar which I also have remote access to. He will come to me now when I say come.

The day he was attacked he was out of the front yard. He was not even on our property. His friend Max, a little pit bull that lives across the street. When he would break out of the garage that's where he would go or Max would come to our house. We as neighbors are ok with that, I know that's on someone else's property and that's not ok. He was playing with Max and our closest nieghbors on our street, their dog got out. They are like family to us. He came up there and messed my dog up really bad. I found our dog; he'd made it halfway up our driveway in a pool of blood. We raced him to the emergency vet. I didn't want that dog put down. I went to the court date for our dog and I stayed two hours after our thing was done begging them not to put Charlie down. Please, he's fixing the fence. Give him one more chance. It's not Charlie's fault. His actions are the responsibility of his owner.

He was euthanized anyway and it was terrible.

Commissioner Mitchell asked all of the violations, are you aware or are you not aware or do you know of a select few. I think heard almost seven or eight.

Ms. Duff replied yes, now my brother, who is one of the people that spoke is the only person allowed to watch our house if we go out of town because he's the only person that knows

June 2, 2026

how to take care of the dogs right. There were times I let other people do that. Those other people were not reliable. They would open the front door and let my three pitbulls out to go to the bathroom and that was before I got the fence.

Commissioner Mitchell asked are you aware of the violations not only from Code Enforcement but Animal Control as stated to the Board.

Ms. Duff replied yes, sir.

Commissioner Mitchell asked are you taking full ownership of those violations that were stated by Animal Control.

Ms. Duff replied yes, sir. The thing about still being in litigation for our dog, we have a trial. At the hearing we plead guilty to everything. But we didn't plead guilty to our dog being dangerous and aggressive so now we have to go to trial.

Commissioner Mitchell asked you've been working for 12 years.

Ms. Duff explained that I have been at my current property for 8 years. I have been grooming and running my salon since I left PetSmart in 2014.

Commissioner Mitchell asked but you've been operating without proper paperwork or a license.

Ms. Duff explained I do have an LLC and that's why I got confused when they came and said you have to have an LLC and I stated that I do have an LLC. They said no, you have to have a Douglas County LLC. I've never heard of that before. I have an LLC. I have insurance on my business. I don't recall an issue with Code Enforcement prior to this. The only time Code Enforcement ever came to my house prior to this was because of a little pile of junk. I explained to her that we were cleaning out the garage and we were taking that once a week.

Commissioner Mitchell asked Ms. Duncan now that we and you have been aware that operating without the proper license. Is the applicant fully aware of where we should be when it comes to operations of a dog grooming facility.

Ms. Duncan stated that I don't know if I can speak for the applicant. That may be a question addressed to the applicant. Ms. Duff has submitted all of the required material that we needed to present this to the Board of Commissioners. It would be up to the Board of Commissioners if you choose to approve.

Commissioner Mitchell asked the difference between an LLC and her license needing to groom.

June 2, 2026

Ms. Duncan explained that the LLC is creating a separate entity from yourself to act as a corporation for your business. LLCs are formed through a legal mechanism. A lot of people create their corporation through the State of Georgia and they think they are done. When we say a local business license that's actually an occupational tax certificate. That's just evidence that you've paid your occupational tax in Douglas County for operating a business. In addition to that, there are the requirements through the Department of Agriculture that Director Francikowski has spoken to. There's also the requirement for the Special Use Permit for this specific use. There's not a Douglas County LLC. It's either a Douglas County business license or occupational tax certificate.

Commissioner Kenner-Jones asked Ms. Duff I just want to make sure I have clarification. Your dog has not actually attacked somebody. It was the dog of another neighbor.

Ms. Duff replied yes, ma'am. His legs were torn up. You could tell he was trying to get away. The reason and Animal Control at the hearing said to the judge that Charlie caused life threatening damage to Casper. He had to have blood vessels repaired. During the trial Casper has had clients come to support him to. He's played with a 90-pound, male German Shepherd. He's not aggressive. Which is why we stood by him and did not plead guilty to that.

Commissioner Kenner-Jones asked when did you install the fence.

Ms. Duff stated the fence around the front for my personal dogs, that's been at least over a year ago.

Commissioner Kenner-Jones asked within that year have you had any animals escape from your property or be present on your neighbor's property.

Ms. Duff stated that Casper will go and visit my neighbors next door sometimes. Those neighbors really like Casper. They've actually asked if he can go on walk around the church with them.

Commissioner Kenner-Jones asked are you aware of when he's out.

Ms. Duff replied yes, because he has his thing and it will beep me and then I'm usually running out there to get him because it alerts me that he's passed by his thing. If he were to go on a walk with them we would have to remove that.

Commissioner Kenner-Jones asked how many people are working at the same time.

Ms. Duff replied two.

Commissioner Kenner-Jones asked always.

Ms. Duff replied yes.

Commissioner Kenner-Jones asked do you have any intentions of expanding the number of groomers you have.

Ms. Duff replied, “not where we are now. If we were ever to try to for the sake of retiring someday, move into a store front then we would consider hiring more groomers. We are not considering that at this time.

Commissioner Kenner-Jones asked the hours of operation.

Ms. Duff replied they vary. Sometimes we’ve started at six in the morning for some people. It depends. Since I live there I have some clients that go to work and then drive Uber afterwards. I will let them pick up after dinner.

Commissioner Kenner-Jones asked I assume the dogs are in kennels while they are not being groomed.

Ms. Duff replied yes, unless they have an express then they go straight through and don’t have to go into a kennel.

Ms. Duff stated that the Department of Agriculture, Ms. Terri told me the only thing she had to say was to make sure the fire extinguisher was handy. We’ve been working on the shop while we’ve been waiting for this. The kennels she said had some rust on them have been spray painted. The hair build-up which was around the tub which she says can build up fast with the hair dryer. I’ve done everything needed for the Department of Agriculture.

Commissioner Raxton asked Ms. Duncan which additional licenses, business license, etc. have not been cured yet. As I’m looking at this application I’m thinking shouldn’t that be first before we get to Planning & Zoning to talk about rezoning and a special use permit.

Ms. Duncan explained that we cannot issue the business license until such a time the zoning can be signed off on. The first step for approval for a business license is that it comes to the Planning & Zoning department and they sign off that the use is allowed. Because the dog grooming requires the special use permit they have to come and get the approval for the special use permit before we can issue the business license for that use. In addition to the Department of Agriculture regulations I feel like the state can issue a license without having a local business license but generally I think they try not to. I think the state tries to abide by whatever the local guideline would be. The state is most likely to say you need to get square away with your local regulations before they can get the state license. There’s very active communication with our department and Animal Control to make sure that these businesses that do have animal use do get all of their correct licenses. If it does happen that the state does issue a license without having something local entitlement at which point we

take that list and reach out to them and make sure they know they still need to have a local license to be able to operate.

Commissioner Raxton asked since they've been in operation for eight years. Ideally would this have come forward to Planning & Zoning eight years ago for them to get those licenses?

Ms. Duncan explained that again, I think Ms. Duff had indicated that when they moved to the property that wasn't what was top of mind. Had she been aware of all these regulations she indicated she would have acted differently. We can only respond when we find out. We say this is the correct process by which you go and get entitled. It is a very common thing that people come into our office and they think they have all of their business licenses because they went to the Secretary of State and created a corporation. We tell them they also need their business license which is just a payment of occupational tax. You get an occupational tax certificate for the purpose of raising revenue as opposed to a business license which we don't tend to use anymore because of permission. A business license doesn't convey permission to do anything. It's just for the purpose of raising revenue.

Commissioner Raxton asked Ms. Duncan the benefits of rezoning,

Ms. Duncan explained that part of the application request was to do a farm stand on the property. A farm stand is not a use that is allowable in residential low density. It is a use that is allowable by right in residential agriculture. There's no additional entitlement that is required so long as it's just a true farm stand. If they are growing produce on the property and want to sell it in the community there's no additional special use permit or zoning entitlement required.

Commissioner Raxton asked Ms. Duff is the farm stand something you are looking to pursue as well.

Ms. Duff explained everything to me and said I could do a farm stand and sell my eggs if I could get the candling license through the Department of Agriculture. I only have one hen. Me and my kids make lemonade and desserts. My clients would think that's adorable. I would like the potential to do a farm stand.

Commissioner Raxton asked Officer Francikowski what are the requirements to come off of "cease and desist".

Officer Francikowski explained that it would have to be the will of the board to have this zoning approved. For our department and in conjunction with the Department of Agriculture, the full licensure. They would have to be approved through inspection. The Department of Agriculture did go out there but they did not do a follow up inspection. They've talked to the Department of Agriculture but we're waiting for them to reach out again to set up the follow-

June 2, 2026

up inspection that was never done. The Department of Agriculture has closed that case. They will need to reapply through the Department of Agriculture and then again as far as the ongoing violations those will be up to Judge Dunlap.

Commissioner Alcares asked Office Francikowski did I hear vet practices going on there and medications.

Officer Francikowski replied yes, one of the complaints that brought the Department of Agriculture back to the property we were informed that she had been advertising for boarding and grooming. This time when she had updated her website they were advertising for Apoquel. It's a veterinary medication you can only get through prescription through vets. It was being sold in 30-day supplies. That is practicing without a license. Department of Agriculture was notified; they notified us and did an inspection. She stated that she was not aware and stated that it was her business partner that was controlling the website and therefore taken down.

Chairman Jackson-Jones asked Ms. Duff I heard so many good things about the cleanliness of your place. Do you maintain shot records just in case one of the dogs nips at you.

Ms. Duff explained that we require to see the puppy shots for all puppies under four months that don't have their rabies yet and all rabies vaccines for all dogs four months and older.

Chairman Jackson-Jones asked do you maintain those records on site.

Ms. Duff explained that we have them sent to us via email. We don't keep copies. I'll write it with their customer file with an expiration date.

Chairman Jackson-Jones asked do you have ways of keeping your clippers maintained.

Ms. Duff explained that we have the thing to put your blades in to clean and sanitize.

There were no more questions from the Board of Commissioners.

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

Ms. Polk made a recommendation to approve Application Z2026-31. Mr. Pennamon seconded the motion.

Motion carries 6-1.

Mr. Curry voted in opposition.

Recommendation is to approve Application Z2026-31.

Commissioner Mitchell made a motion to approve Application Z2026-31. Can I add some conditions such as potentially the size of the fence or the amount of dogs?

June 2, 2026

Ms. Duncan stated that I recommend you do the conditions on the Special Use Permit unless there's anything specific to the use of the property under the residential agriculture.

Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

Application Z2026-31 is approved.

Mr. Simmons called for a motion for Application S2026-32.

Mr. Pennamon made a motion to approve Application S2026-32.

Mr. Pennamon asked if there were any conditions.

Ms. Duncan explained that there weren't any conditions because we were making a recommendation of denial. We have jotted down some conditions that I can share with you if you like to hear those.

Mr. Pennamon replied yes and I would like to add conditions if they are not already there.

Ms. Duncan stated that we are recommending that the Special Use Permit be granted for a period of 12 months and then returned back to this Board for renewal. At that time, any new Code Enforcement or Animal Control issues will be returning to the Board for a show-cause hearing. No more than 16 dogs on the property at any given time. This doesn't include the applicant's own dogs. This is 16 dogs on the property related to the grooming business. The third condition is that they must obtain all licenses and permits for the operation of the business on the property. The fourth condition, we are proposing hours of operation between 7 am and 7 pm, six days a week. There was a question about the size of a fence on the property. We don't know if there is a specific size of a fence that would be required, otherwise we would just recommend that you put in a condition that the fence needs to be on the property, enclosing the grooming business pursuant to the requirements of the Unified Development Code.

Mr. Pennamon asked I would like to add that in and have it at the maximum height it could be, which is eight feet. They have to get it to the highest height.

Ms. Duncan explained that it would be six feet for an opaque fence and do a two-foot transparent topper in the residential district.

Mr. Pennamon replied I would like to make the requirement that they have the max of that. The dogs jumping over the fence is my biggest struggle.

June 2, 2026

Mr. Pennamon made a motion to approve the with the conditions that are already stated and adding a max fencing requirement as well around the entirety of the property. If there are any exits, there should be a fence. Does that make sense?

Ms. Duncan asked for a clarification. When you say the entirety of the property, that is a three-acre property.

Mr. Pennamon stated I guess around the home then. That can be in DRC where we can decide what it looks like legitimately. I would like for it to be if a door opens and a dog escapes the dog cannot get to a neighbor.

Ms. Duncan asked is that in regard to the business. I would clarify that what you are being asked to consider is the business for the special use permit for the dog grooming. I may suggest that the fence be applied as any area where customers' dogs will be on the property. As opposed to the personal dogs and things of that nature. I get that there was an issue with their personal dogs. My recommendation is to separate that from the zoning issue and let that be handled through the proper channels through animal control. I think the issue is if the special use permit is approved then you are allowing a greater number of dogs to be on the property at any given time. That's where you are concerned with the restraint of those animals. I would say any space where the customer's dogs are allowed to be on the property, that is the appropriate place for the fence and the maximum height that is allowed by the Unified Development Code.

Mr. Pennamon stated that will work for me.

Mr. Curry seconded the motion.

Mr. Pennamon asked to have a discussion with the current owner. I just want to really emphasize to you the importance of considering your neighbors. I understand dogs have friends but dogs don't have a conscious to make wise decisions and that's where you come in. The biggest thing is safety and the community and your neighbors and considering your neighbors. I see your heart and passion for what you do but, I want to encourage you to get everything in order. It makes it scary when you talk about animals and the person running the show doesn't have it in order. I'm going to ask to ensure that you put everything in order and your personal dogs aren't darting out of the house to go see their friends.

Ms. Duff replied yes, sir.

Mr. Pennamon stated I did hear you about the electric collar. That's great but I would suggest that you have them on leash so that they don't have free reign to run around outside.

Motion carries 6-1.

June 2, 2026

Recommendation is to approve Application S2026-32 with conditions.

Ms. Polk voted in opposition.

Commissioner Mitchell made a motion to approve Application S2026-32 with conditions to include to reassure that she gets into compliance. I know this is kind of new to her. I want to make sure that we get everything into compliance. Is it six months or twelve months?

Ms. Duncan explained that the way that I have the first condition written is the SUP is granted for 12 months and must return for renewal at 12 months. Any violation during that 12 months will be cause for immediate return of the property to show-cause for the Board of Commissioners.

Ms. Duncan explained that when you get into six months as opposed to twelve months there's advertising deadlines.

Commissioner Mitchell stated that's good. I missed that part. I just want to make sure we work toward getting into compliance while at the same time with the fencing and everything else that Planning & Zoning stated.

Ms. Duncan replied I understand.

Commissioner Mitchell stated with that being said I would like to put that into a motion for approval.

Commissioner Raxton seconded the motion.

Commissioner Mitchell stated just so I'm clear, with those conditions as stated by Planning & Zoning.

Commissioner Raxton asked just from a judicial standpoint, I understand they are still going through a legal review and there is still a determination to be made. Is there anything that could be overwritten that we're proposing tonight from a judicial standpoint?

Ms. Duncan explained that I would defer to Officer Francikowski if she has anything further but I feel like the litigation isn't related to the business. It's related to the personal ownership of the dogs.

Motion carries 5-0.

Application S2026-32 is approved with conditions.

Application 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.

Mr. Cronan presented this application.

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.

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, hayrides, corn-maze events, and the like.

Discussion:

- Staff had initial concerns about expansion into the Metropolitan River Protection Act Corridor; those concerns have not changed.
- The site plan at the time of the 2025 approval had not met DRC-related concerns.
- Structures were previously constructed without permits. Permits have been issued for previously constructed structures and building permits are required for any new structures.
- The site plan outlines the intent and scale of the proposed use. Additional parking and restroom facilities and additional 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 green space 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.

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

June 2, 2026

Mr. Chris Kennington of 5331 Creek Indian Trail spoke on behalf of this application. I would for them to be open through Christmas because I'm Santa Clause.

Ms. Lisa Lawrence Blackburn of 3861 Hwy 166 represented this application. After two seasons we're excited to be talking about our third season. I'm here on behalf of my family farm, Possum Holler. We are a pumpkin patch and hayride experience. Our goal from the beginning in 2024 is to build a meaningful agritourism destination that brings families together and connects them with agriculture in fun and hands on way. Experiences like ours are becoming increasingly important as fewer families have direct access to the farm life.

Possum Holler supports the community in several ways. We help sustain active agriculture use of the land with our pumpkins. We also support local vendors and small businesses and provide seasonal jobs. This past season we did have a vendor marketplace that I'm really proud of. I like to be able to support the local community. We had people that did a lot of crafts. We had children that did crochet animals.

We also attracted visitors that contributed to the local economy. At the same time, we take our responsibility seriously. We have been proactive in managing the traffic and parking. Maintaining clean and safe grounds and being respectful to our neighbors. We are committed to continue to operate in a way that will align with county guidelines and community expectations.

While we're still building this tradition, the response has been encouraging. We are dedicated to growing softly and responsibly. We believe Possum Holler represents the positive impact that agritourism could have supporting agriculture while creating a safe family experience.

We respectfully ask for your support in continuing our permit so that we can keep serving Douglas County. My mother is hear and this is her family property. We're the fifth generation.

Mr. John Lawrence of 6854 Five Notch Road was asked by Mr. Simmons are you in agreement with the conditions.

Mr. Lawrence replied yes.

No one else spoke in favor of this application.

No one spoke in opposition of this application.

Mr. Simmons closed the public hearing.

There were no questions from the Planning & Zoning Board.

Commissioner Raxton asked Mr. Lawrence what are the modifications to help limit the traffic buildup on 166.

June 2, 2026

Mr. Lawrence stated that there will be a deputy out there to slow everyone down on 166. We've had our seasonal signs out. We put our cones out to get anybody on and off the property as quickly as possible.

Commissioner Raxton asked has that been helpful including the public safety.

Mr. Lawrence replied yes, they can turn in where it's wide and we can get people off as quickly as possible. The exit is a single lane. With that we can get them off of 166 as soon as possible.

Commissioner Raxton if there is some clearing going on.

Mr. Lawrence explained that we're adding another field. The contractor got a permit for it. As I was clearing out for a corn maze the contractor came to us about storing some dirt for six months. I went back to the county and got a permit. We are a farm and now that I have to build a bathroom and it will cost me \$30,000 to put a well out there. The dirt will be there temporarily and then we will turn it back into a field.

Commissioner Raxton asked Ms. Duncan about them not meeting DRC concerns.

Ms. Duncan explained that part of the reason this ended up in front of us is because they started the use and didn't get any of their permits, not just the special use permit through zoning. But they didn't get their building or other entitlements that would normally be required to initiate the use. Since that time, they have worked with us. The applicants are asking for you to give them permission to do this without any time limit to come back. The first time they came to you we set this for 12 months.

If you do give them permission to come back without a two- or three-year time limit for renewal we just want to make it clear that they still have to go through the regular permitting processes for any structures or grading or anything like that on the property moving forward.

Commissioner Raxton asked if the conditions could be met in another year. If it were the opinion of the Board to do this again and review it again in one year.

Ms. Duncan stated that if you would like to put a stipulation to have it come back in 12 months or 24 months that would not be unusual to have that type of condition. I don't believe that's what the applicants are asking. I think they would like permission to just go forward and do it.

There were no more questions from the Board of Commissioners.

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

Ms. Polk made a motion to recommend approval of Application S2026-33 with the mentioned conditions. Mr. Pennamon seconded the conditions.

Motion carries 7-0.

Recommendation is to approve Application S2026-33 with conditions.

Commissioner Raxton made a motion to approve Application S2026-33 with the conditions presented by staff and an additional condition that this will be reviewed again within 24 months. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

Application S2026-33 is approved with conditions.

Application 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.

Existing Conditions:

- The subject property is approximately 19 acres and includes areas of both woods and clearing.
- The subject property is currently vacant.
- The parcel is rectangular in shape with greater width than depth.
- The subject property is located on High Point Road, which is a rural residential area characterized by large tracts of land and limited infrastructures.

Summary of Proposal:

- The applicants are proposing to construct a 195' monopine alternative telecommunications tower.
- The tower will be set back approximately 261' from the right-of-way of High Point Road.

Discussion:

- The UDC articulates a preference for telecommunications facilities to be located on public property on non-residential property.

- In instances where a tower is proposed on residential property, the code indicates towers should not exceed 100' in height. The height can be increased if approved by the Board of Commissioners through zoning action.
- Douglas County has approximately 60 telecommunication towers of various heights. 195' keeps it below a height that triggers additional FAA regulations and is comparable with similar towers.
- Coverage maps support the need for an additional tower in this area but consideration should be given to feedback from proponents and opponents during the required public hearing.
- The federal Telecommunications Act precludes concerns for negative impacts from telecommunication facilities on public health.
- DCSO impact statement suggest that additional telecommunications coverage may be beneficial for emergency situations.
- The applicant explored options for co-location on existing towers within the county.
- Applicants have submitted line of site studies for the subject property and there will be a visual impact from the tower.
- Staff recommends that a monopole structure, rather than a monopine structure would be appropriate for the subject parcel. A monopine would be appropriate in instances where the alternative tower structure successfully camouflages the tower, but this tower will be located in an open area.
- If approved as a 195' monopole structure, the tower would be similarly situated to other facilities in the county.

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.

Mr. Simmons opened the public hearing.

Mr. Patton Hahn of Baker Donelson, Birmingham represented this application. Our application meets all the requirements of the ordinance. We meet all setbacks. We are acceptable of the conditions except for #3. There's a couple of problems with that. The way that it's written basically allows your Director of Development Services to say where the tower will go on this property. We have a lease. It's a lease for a specific area of the property. My client doesn't have the right to locate the tower anywhere on the property it wants. Two other things, it's a practical matter. If we move this tower west, we would have greater impact on residential properties in the area. Second, as your staff noted, this parcel is wider than it is deep and moving the tower back is not going to impact the aesthetic of this tower. We ask that you approve it but strike condition #3.

No one spoke in favor of this application.

Mr. James Allen of 8920 High Point Road which happens to be the address of this tower. It's not the actual address of this tower. It's 300' from my front door and it's a 200' tower in a very open area. It will kill the property value. People are concerned with the health risk of being that close to a tower. We need a tower but I'm concerned that we will be in a dead spot. The antennas point down and not out.

Mr. Ricky Varnon of 8936 High Point Road spoke in opposition to this application. The cell tower will be in front of my driveway. I feel like it's decreasing the property value.

Ms. Mariam Dixon of 1491 Ragan and 1501 Ragan spoke in opposition to this application. It took us almost four years to build our house and they want to put it right behind me. It's directly affecting us. We have 47 acres and we have a tree conservation and there's plenty of places that we can give them to be able to use and would already be able to blend in the

June 2, 2026

with the trees that we have to preserve anyway. On Ragan Road there's no houses in front of it to interfere.

Mr. Neal Day of 9190 Highpoint Road spoke in opposition to this application. I'm concerned about health and property values. I have not heard mention that Earl Small Airport is very close to this off of Stockmar Road and how they are in FAA regulations. There's quite a few small aircrafts flying around in this area.

No one else spoke in opposition to this application.

Mr. Simmons closed the public hearing.

Ms. Polk asked Mr. Hahn is an alternative location something you are in conversation for and could you clarify if you own the land that you want to place the tower on. Are you leasing the land?

Mr. Hahn stated that we lease land from landowners. 95% of all cell towers are built on leased land. Cell towers almost never buy because they don't need whole parcels. This is a long-term lease. The way cell companies build towers, they go to Verizon or ATT and say we need a cell tower in a very specific area. Usually, a mile circle around. That's where we need the coverage. There's a propagation map and they have to look for areas in that coverage. I don't know the circumstances about reaching out to the lady who spoke about that. If they send out notices and respond to the people who do it, they look at the property. Sometimes there's wetland issues, sometimes the property is too low. Sometimes one property is higher than another. Ultimately it comes down to getting an agreement with a willing landlord to lease property. Once you've done that you begin to move processes like the one we are here for tonight. We're not like the power company where we can put these where we want. I will say this, when you consider another alternative site you will get the same issue.

Ms. Polk asked with you noting that you deal with the issue with where to place the tower and you have residential concerns, have you or a representative from your company sat down with the residents and had a conversation with them.

Mr. Hahn stated that what we do, your ordinance is our road map on how we proceed. Not only do we need a willing landowner but property that is zonable. We don't have community meetings for every single site that we do. A lot of ordinances require community meetings before we do that. We had a meeting with many of the residents that are here tonight, I forgot when it was to talk to them about their concerns and how we got to where we are.

Ms. Polk explained that I think that it's important to know that no one is opposing the need for a cell tower.

June 2, 2026

Mr. Hahn stated everyone at that meeting said we don't want it here but we definitely need coverage.

Ms. Polk stated I just want to make sure that as a representative from your company you are able to step back and think about what you are asking the residents that you are going to place this in front of.

Mr. Hahn stated that I don't tell anyone that their concerns are not valid.

Ms. Polk asked if we are not willing to remove condition #3, where does that leave you and your client.

Mr. Hahn stated we will try and fulfill condition #3 and we need to see if we can move it back on the property and then we will submit to the Director of Development Services and if says we're not going to let you put it anywhere on the property then I will tell me client to consider their rights and perhaps take action to protect their rights.

Mr. Payne asked Mr. Hahn I overheard one of the neighbors say the tower will be built on his address and it's not on his address. How can that be done?

Mr. Hahn explained we're not going to put it on his property. I don't know if that's an issue with E911 error. The parcel in the plans is where it's going to be and he does not own that. When you construct a tower, before you do it you have to get an E911 address. When they issue those I frequently see errors in them.

Mr. Simmons asked Ms. Duncan what happens if we remove condition #3.

Ms. Duncan explained that staff would be amenable to a clarification to that basically says that the director will have final determination or shall return it back to the Board of Commissioners. All we were trying to do there is to recognize the concerns we had heard at the community information meeting. The property is wide and it's not deep. There's not a place you can put the tower on this property that's not going to be visible. Your site studies that were in your staff report say the same thing. The tower will be visible on the property. I think the intent of condition #3 is if the Board approves this let's see if something can be worked out. The director is just one point person that has final say before it comes back to the Board of Commissioners.

If you wanted to table this until the next meeting and have us work with adjacent property owners to understand the site selection a little better we would certainly be willing to do that. This is an area that is rural residential in nature. You have a lot of big acreage tracts. That gives a lot of opportunity but also makes situation like what you see on the screen here a possibility because of the place that it is selected, there's not much we can do to make it not look like a tower.

June 2, 2026

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

Commissioner Alcaarez asked Mr. Hahn did you get the address from 911 or from our GIS system.

Mr. Hahn replied I'm not sure. It is an error if it's his address. We're not on his property.

Commissioner Alcaarez asked we have towers in that area. Did your client consider that we have space available on those towers with leasing part of those spaces on our towers?

Mr. Hahn asked did you mean the county.

Commissioner Alcaarez replied yes.

Mr. Hahn replied yes, we did. Those towers are too far away. I think the closest county tower is six miles away from this location. We spoke with the county about those and they are too far away. This tower has to be within a half mile of where it's supposed to be located. We're required to consult with the county and we absolutely do.

Commissioner Alcaarez asked how did you come about this particular location with a property being wider than it is in depth. It will be close the road. What made you select that property?

Mr. Hahn explained that we are well more than the height of the tower away from the property line and more than height of the tower away from the roadway. We meet the setbacks of your ordinance.

Commissioner Alcaarez stated just understand that I'm just asking why that one particular property. I'm sure that there's a lot of property in that area and some that goes very deep back off of Highpoint Road. I was just curious as to why you would get one that is much closer to Highpoint Road that's close to the road frontage than to pick one that is a little more rectangular, more depth than wide.

Mr. Hahn stated I looked at it and said this parcel is fine for a cell tower. It's much larger than a lot parcels where we put cell towers. Again, your ordinance didn't require us to move it away from that and this is a parcel where we had a willing landowner. As I understand it this property has been vacant for a long time.

Commissioner Alcaarez asked at the town hall meeting, did you have any positive feedback.

Mr. Hahn replied no. We did have a unanimous consensus that we need better cell coverage in that area.

Commissioner Kenner-Jones commented that I just want to make it clear for the public that's here and members watching at home just because I don't want people to get stirred into a

June 2, 2026

frenzy, 911 does not do addressing for the county. That's through GIS. I don't want any residents to be concerned that 911 doesn't have the most up to date and accurate address information for all of our county residents. I don't think that was intentional but I don't want people thinking that we don't have proper information.

Mr. Hahn stated that was certainly not my intent and I apologize if I said anything that was indicated otherwise.

Chairman Jackson-Jones asked Ms. Duncan you said you would entertain for another spot.

Ms. Duncan explained that if it's the will of the board to defer this to another meeting and we can continue to work with the applicant as why this property is specific. We can also get clarification on the address. I don't want to sound out of turn but that may have been a staff typo if the application indicated across the street from that. That may be where the confusion came in.

We haven't had a tower application since 2021 and I wasn't entirely certain how this would be received in this area. On one hand the application does include the coverage maps that shows how it looks without coverage and how much it improves with the coverage. We do at the staff level recognize cell towers provide opportunities for communication, for education, for entertainment and then stated by our sheriff's department, the need for emergency services.

We hear the concerns of the adjacent neighbors. We have tried through our conditions to see if there is a way that we could work that out. I take the feedback that we may not have the conditions just right.

Chairman Jackson-Jones told Ms. Duncan I'm aboard with you when it comes to education and things of importance for communication efforts. But it sounds like we have some options.

There were no more questions from the Board of Commissioners.

Mr. Simmons made a motion to defer this until the July 7, 2026 meeting. Ms. Polk seconded the motion.

Mr. Pennamon stated that I think it's wise that we defer so that the applicant doesn't have to put in a new application fee. My statement to you as a representative of the company is to encourage them to make the company standard that no matter what the county requires that you always meet with the people. I understand that your business is one of those businesses that nobody wants but if you meet with the people you may find other options.

Motion carries 7-0.

June 2, 2026

Recommendation is to defer until the July 7, 2026 meeting.

Commissioner Alcaarez made a motion to defer Application S2026-34 until the July 7, 2026 meeting. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0..

Application S2026-34 is deferred until the July 7, 2026 meeting.

Application 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.

Mr. Cronan presented this application.

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.

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.

June 2, 2026

Ms. Jannica Villanueva of 2712 Brandt Place, Lithia Springs, represented this application. Our goal for this short-term rental is to provide comfortable lodging for people coming to visit Douglas County or surrounding areas for events or visiting family. We live directly next door to the property. We want to make sure that we are having responsible management as well and overseeing whatever is going on over there. We do intend to implement strict guidelines and rules for people who do plan on renting out our short-term rental.

Mr. Jose Villanueva also represented this application. He stated that he does rentals for a living and now wants to do it for himself.

No one spoke in favor or in opposition.

Mr. Simmons closed the public hearing.

Mr. Curry asked Mr. Villanueva did you stay in this property.

Mr. Villanueva replied I haven't stayed in this property but it's next to my house. I use it for parking my cars.

Mr. Curry asked so, where they're going to do the short-term rental is in that property.

Mr. Villanueva replied yes.

Mr. Curry asked if the property were an HOA community.

Mr. Villanueva replied no.

Mr. Curry asked will you use it for AirBnB, VRBO.

Mr. Villanueva replied yes.

Mr. Curry asked about security and lighting.

Mr. Villanueva explained that we have plenty of lighting.

Ms. Villanueva explained that we're going to have smart lock technology so that not just anyone can enter the home. It's a special code for guests. We want to have cameras outside of the property. Since we live next door, we'll be able to see what's going on at all times.

Mr. Curry asked about parking.

Ms. Villanueva replied we do want to have a strict two-car limit just in case it's two families. I know that the rules of short-term rental are two people per bedroom. This is a three-bedroom home and we have a guest maximum of six.

Mr. Curry asked what about parties.

June 2, 2026

Ms. Villanueva stated there would be no parties.

Mr. Curry asked if it has a pool.

Ms. Villanueva replied no.

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

There were no questions from the Board of Commissioners.

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

Mr. Payne made a recommendation to approve Application S2026-35. Mr. Curry seconded the motion.

Motion carries 7-0.

Recommendation is to approve Application S2026-35.

Commissioner Kenner-Jones made a motion to approve Application S2026-35. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application S2026-35 is approved.

Application 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.

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.

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.

Discussion:

- The property is located within a platted Industrial Park.
- The previous manufacturing use was active from at 2015.
- The existing uses along Dale Court seem to be contractor-oriented or warehouseing-oriented uses.
- The conditioning of the use may be appropriate to limit uses permitted on this site so as not to encourage a wholesale transition of Dale Court to Light Industrial zoning.

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.

Mr. Simmons opened the public hearing for this application.

Mr. Art Carter of 57 Telfair Court, Acworth, represented this application. We're a small manufacturing company and we're trying to have the building rezoned so that we can be in compliance and continue operations.

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

Mr. Simmons closed the public hearing.

There were no questions from the Planning & Zoning Board.

Commissioner Kenner-Jones asked Ms. Duncan I'm assuming the code must have changed in between the time their permit expired and when it got renewed. Is there any reason we need to add a condition that says this rezoning is just for the current owner? If they sell they'll need to come back or is it still going to be compatible with what is in that area?

Ms. Duncan replied we've had this conversation internally. There's a number of businesses that are in this area that all have either general commercial or heavy commercial for zoning classifications but is largely being used for industrial purposes out there. It's hard for me to speculate over the years how things came to be established there in a zoning classification that would not necessarily support that. With that being said, this applicant has been working with us since we flagged the property.

We've been working on a list of reversions and this is an area that we've looked at and not to say that it needs to revert but do we proactively rezone this to something that makes more sense? I would say that my recommendation is to go ahead and rezone this to light industrial and not make it specific to this applicant or this property owner. That would be very hard for us to track.

We can take the feedback from the Board that you may want to look at this entire area to make sure that the way it is operating is compatible with the zoning. Then, bring back any small area plans and zoning tweaks that would be appropriate.

There were no more questions from the Board of Commissioners.

Mr. Simmons asked Mr. Carter are you in agreement with the conditions.

Mr. Carter replied yes.

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

Ms. Polk made a motion to recommend approval of Application Z2026-46 with conditions. Mr. Pennamon seconded the motion.

Motion carries 7-0.

Recommendation is to approve Application Z2026-46 with conditions.

Commissioner Kenner-Jones made a motion to approve Application Z2026-46 with conditions. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application Z2026-46 is approved with conditions.

Applications 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.

Mr. Cronan presented this application.

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.

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.

Discussion:

- The lots proposed for the Outdoor Storage use were originally platted as a part of the Riverside Gardens subdivision and abut existing residentially zoned & used property.
- The lots are approximately 100' wide at a depth of approximately 400'; 40,000 sq. ft. (approximate) and relatively small unless used as an assemblage.
- Additional scrutiny should be given so as to mitigate off-site impacts given the limited width of the lot(s) and utility of the proposal.
- Staff believes the expansion is not anticipated by events not anticipated by the Comprehensive Plan.

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.

June 2, 2026

Mr. Simmons opened the public hearing for this application.

Mr. Russell Howard general manager of Superior Cranes, Incorporated represented this application. We bought the additional property about a year ago to expand our parking. In my opinion, the body shop: we removed stolen cars, junk, tires, drums of used oil and made it better. I didn't think anyone would oppose us improving the place. We employ about 70 people and create jobs. We just need to expand our parking a little bit.

No one else spoke in favor of this application.

Ms. Chrystal Houk of 4018 King Drive spoke in opposition to this application. My mom has lived next to the property they bought for 47 years. She has lived there in peace. She wanted to retire in that house. They have moved half of the trees down on the property directly next to us. I have an autistic son with a service dog. The noise has been unbearable for the mental stability of our house. My mom has always wanted to retire there. We have traffic noise. In the winter, the leaves are gone so we have no privacy. We hear noise all hours of the night. Their website says the run 24 hours.

No one else spoke in opposition to this application.

Ms. Polk asked Mr. Howard is your business not able to function without expanding out. Can you still function with your business without doing what you are asking to do? Were you not aware of the code violations and were those violations meant knowing you were coming here today?

Mr. Howard explained that one acre is zoned light commercial and the next acre is residential. We had parked some stuff on the light commercial side and some was on the residential side. We were asked to move that stuff. I was under the impressions the residential lot. We left stuff on the light industrial lot. The code enforcement officer came back and said you have to move it off both. I didn't understand that it was already zoned light commercial.

To address the 24 hours a day, we are a vendor for Georgia Power and other utility companies. If it storms and people lose power we can get a call in the middle of the night to put polls up or go change a transformer out. It's not every night and we have to move in an emergency sometime. That's why our business card says 23 ½ service. That means that we are available to our customers for emergency calls. We don't work 24 hours a day. It's usually a ghost town after 5 or 6 o'clock in the evening. There's a trucking company right next to us that I think come in and out more than we do.

Ms. Polk asked can what you do on a daily basis, will it hinder your company or the services that you provide if not approved.

June 2, 2026

Mr. Howard replied it will. We're running out of space. We're leaving a 50' barrier. We didn't cut all the way up to their property line. By code, you have leave 50' of trees and shrubs for a barrier.

Mr. Curry asked Mr. Howard if he would tear down the structure.

Mr. Howard replied no, sir. We're going to store stuff in it. There won't be an entrance on King Drive.

Mr. Curry stated I see the improvement from what it was before because I used to drive that way.

Mr. Simmons asked Mr. Howard should we approve this do you agree with the four conditions.

Mr. Simmons went over the four conditions.

Mr. Howard stated if I have to build a brick wall then that's what I will do.

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

Commissioner Kenner-Jones stated that I drive King Drive three to four times a week so I will say thank you for cleaning up the intense amount of rubbish that was on that property. I just want to make sure my fellow commissioners who may not be as familiar with that area; it is a little deceiving from the aerial view because there is residential up and down on both sides. There is some commercial on that street. I do think that it is an aggressive situation. I've seen what's cleared out so far and if the rest were cleared out for gravel parking, it really will encroach on the residential and the people that live over there. I understand the balance of business use with residential but I agree with Planning & Zoning that it's really not compatible in that area. I ask that you take that into consideration.

Chairman Jackson-Jones asked Mr. Howard have you thought of the sound barrier fences. I did hear some discussion on the inability to sleep well with loud noises.

Mr. Howard replied yes, ma'am. I'm assuming the 8' brick fence would probably act as a sound barrier to cut down on the noise.

Chairman Jackson-Jones stated that I think there are some kind of fences that are designed specifically for noise barriers. You said it would cut down but we want to eradicate the noise in my opinion. There are some fences that will muffle that noise to keep the noise down.

Mr. Howard stated I will consider whatever we need to do. If I need to build a 10' metal fence then that would be up to the board to decide.

June 2, 2026

Chairman Jackson-Jones asked Ms. Duncan has there been any discussion on a noise barrier.

Ms. Duncan explained at the community information meeting we did have a good conversation between the applicants and the adjacent neighbors and I appreciate them coming together to talk about these concerns. Hearing the concern on the encroachment on residential, Riverside Gardens was actually platted in the 1950s. It's one of the oldest subdivisions that we have in Douglas County. I can't speak to exactly how some of these non-residential uses encroached into this area. With that being said we are trying our best to balance the needs of both folks here and that's where we landed on the idea of a fence and we're suggesting one of the most substantial fences that we can ask for to mitigate those two incompatible uses.

In regard to a 10' metal, if it's the will of the board to move in that direction I would ask you to defer this to July and give us a minute to discuss that.

Ms. Duncan asked Chairman Jackson-Jones are you asking for a sound barrier between an interstate and neighborhood. Is that what you are proposing? If so, I'm not prepared tonight to speak to whether or not that accomplishes what we're trying to accomplish in the area while preserving the aesthetics of a residential neighborhood with commercial on the front. I'd like more time to thing through that if that's what the board is inclined to go with this application.

Chairman Jackson-Jones stated that I'm just throwing out some ideas. The fence is referred to as an acoustic fence. You can research it. I don't know if you need additional time to research it to see what it would do to muffle noise and also speak to those that have utilized that type of fence to see if it's something that works before even taking those steps to request this type of fence to be installed.

Chairman Jackson-Jones asked Commissioner Kenner-Jones would you like for her to explore this further.

Commissioner Kenner-Jones stated that I think that would be so unaesthetically unpleasing in residential area. I don't know that in good conscience ask these people to live next to a highway caliber noise barrier in a residential area. They know their neighbor. They have fences in their front yard. There's rubbish on that street. I can't in good conscience add to these folks.

Ms. Duncan explained that I think I was the one that put that scale on the table. We're willing to explore options. If you are talking about what they put on the interstate, I would not recommend that but there may be other fencing materials that we haven't looked at and we're happy to explore.

June 2, 2026

There were no more questions from the Board of Commissioners.

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

Mr. Pennamon made a motion to recommend approval of Application Z2026-37. Mr. Toney seconded the motion.

Motion carries 4-3.

Mr. Simmons, Mr. Payne & Mr. Curry voted in opposition.

Recommendation is to approve Application Z2026-37.

Commissioner Kenner-Jones made a motion to deny Application Z2026-37. Commissioner Raxton seconded the motion.

Motion carries 4-1.

Commissioner Mitchell voted in opposition.

Application Z2026-37 is denied.

Mr. Simmons called for a motion for Application S2026-38.

Ms. Polk made a motion to recommend denial of Application S2026-38. Mr. Payne seconded the motion.

Motion carries 5-2.

Mr. Pennamon and Mr. Toney voted in opposition.

Recommendation is to deny Application S2026-38.

Commissioner Kenner-Jones made a motion to deny Application S2026-38. Commissioner Raxton seconded the motion.

Motion carries 4-1.

Commissioner Mitchell voted in opposition.

Application S2026-38 is denied.

Application 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.

Mr. Cronan presented this application.

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.

Summary of Proposal:

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

Discussion:

- The UDC articulates a preference for telecommunications facilities to be located on public property on non-residential property.
- In instances where a tower is proposed on residential property, the code indicates towers should not exceed 100' in height. The height can be increased if approved by the Board of Commissioners through zoning action.
- Douglas County has approximately 60 telecommunications towers of various heights. 195' keeps it below a height that triggers additional FAA regulations, and is comparable with similar towers.
- Coverage maps support the need for an additional tower in this area, but consideration should be given to feedback from proponents and opponents during the required public hearing.
- The federal Telecommunications Act precludes concerns for negative impacts from telecommunication facilities on public health.
- DCSO impact statement suggest that additional telecommunications coverage may be beneficial for emergency situations.
- The applicant explored options for co-location on existing towers within the county.
- Applicants have submitted line of site studies for the subject property and there will be a minimal visual impact from the tower.
- If approved as 195' monopole structure, the tower would be similarly situated to other facilities in the county.

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.

Mr. Simmons opened the public hearing.

Ms. Carolyn Gold of Comsite, Decatur represented this application. We are pleased to present this application to you that meets or exceeds all of your requirements. It's a heavily wooded buffer area that is way back from the right-of-way. It will provide critical communication services.

Mr. Gary Johnson of 4310 Hwy. 92 spoke in favor of this application. We've always had spotty communication in the area where I live to the point where a year and half ago we had a 911 situation where my daughter passed away. None of the first responders were able to communicate via cell signal near our house. They had to go up to the highway to be able to communicate. The other reason is I have a pacemaker that relies on the internet. If the power goes out it relies on the cell signal for it to be monitored. The majority of the people that live on my side of the road, all the way down to Victory Church has a hard time communicating. Even the people that go to church there will tell you that the cell signal in the church parking lot, they can't communicate at all. If the first responders had communicated better my daughter would be alive today.

Ms. Jerrita Brotherton of 4457 Hwy. 92 spoke in favor of this application. She stated that I have no service. I have to go to New Manchester High School to even speak with someone. I actually had a false alarm on my security system one night. I was unaware that it was a false alarm. I would like to shout out to the great Douglas County police department because they came to my door and I didn't realize that I had a false alarm. I want to point out that everyone tonight will probably use a cell tower. They will reach for the cell phone and use that cell tower. No one wants to look at a cell tower. I appreciate their point of view but we use it all the time. We need them. They are viable and needed. This cell tower is very much needed in this area. All the roads in that area have no service. I very much approve this cell tower.

No one else spoke in favor of this application.

Ms. Mary Clark of 1984 Howell Mill Road, Atlanta. I have a two-acre parcel which is adjacent to the property where they want to put the cell tower. My property would be 100% negatively affected by this tower. If someone had an option of building a home on a two-acre parcel next to a cell tower or somewhere else, they're going to have a lot of choices. I went to the property today. I wish I had gone there on the weekend like I originally wanted to. The public notice sign was down so I don't think the public had sufficient notice. I have a picture of it. It's a rather small sign on Hwy. 92. I don't know how many people can really see it. I don't know much about cell towers. According to what the people said earlier and what I've read, the people immediately around the tower are not getting a lot of benefit from it. It's more dispersed outward. The neighborhood that would get the most benefit would be the Anneewakee Trails Anneewakee Falls.

The biggest thing is the county spent a lot of time designating this area as a Scenic Byway to attract tourism, keep it green and I'm shocked that the county would consider this.

June 2, 2026

Ms. Jane Gallimore spoke in opposition to this application. She stated that she has land over there. I feel like it's bad on your health and there's a lot of houses over there. I think it would depreciate the land and I don't think we need a tower. I know a lot of people use the cell phones. We've done without this all of our lives so I don't think we need the tower.

Mr. Simmons asked Ms. Gallimore for her address.

Ms. Gallimore stated I don't have it. It's across from Victory Baptist Church.

Mr. Simmons asked you don't have a street number.

Ms. Gallimore replied no, I don't.

Mr. Curry told Ms. Gallimore we're asking for your personal address.

Ms. Gallimore stated 6925 Margie Lane, Lithia Springs.

No one else spoke in opposition to this application.

Mr. Simmons closed the public hearing.

Ms. Polk asked the individual stated that they do not live where the said tower is going to be. But the other opposing person, can I ask for clarification if they live at that property or is that a property they own as well.

Mr. Simmons replied no.

Ms. Duncan explained that in regard to the information that would submitted for the application, this is the subject property. I believe that both people that spoke in opposition do not reside on the subject property's that are adjacent to it. To my knowledge those properties are vacant and are not residential structures on either of the properties. Does that answer your question?

Ms. Polk replied it does and it follows me to this question. Where the tower is set to be positioned can you clarify for me the residential factor in that meaning is it as obvious or is as close to the residential homes as we have spoken to previous things we've heard today.

Ms. Duncan stated that my understanding is that the specific lease area for the tower is 1,000' back. If you look at the site plan they want to locate it as center to the property as possible. It is setback 1000' from Hwy. 92/166. That is in regard to the scenic byway designation. Our code specifically says you should avoid putting towers in that area but this is where we point out that this property has greater depth than width. They are able to locate it 1000' back and still have a significant buffer from residential.

June 2, 2026

According to their line of site studies when they look at potential view shed impacts from various viewpoints you can see that they've done analysis to show impact of the towers in these images. There is no impact from the tower. A part of what you are seeing is how deeply it is set onto that property.

I do think the visual impact would be minimal on adjacent properties.

Mr. Simmons asked Ms. Gold do you agree with the conditions.

Ms. Gold replied we are.

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

Commissioner Kenner-Jones stated that my mom lives off of 92 and she getting up there in age. There is absolutely no cell phone signal at her house because the telecom companies have gone away from co-ox cable, she has relied on her home phone for the two decades that she's lived at this property because if the Wi-Fi is out her phone doesn't work. To the gentleman's point, I'm sorry for your loss but I could not imagine if she could not get a call out to law enforcement or EMS because there is no cell phone signal. The location they want to put it is very close to the house that I used to live in off 92. There's also no cell signal there at all. There's no cell phone signal at the church. In between Boundary Waters until you get to Accent Nursery, your calls will drop and you can't hear anything. Even if I still lived in that house I would give up whatever visual appeal to make sure people are safe. Thank you for bringing this because it will definitely make a difference in District #2.

Commissioner Raxton commented to Mr. Johnson prayer for your family and I'm sorry for your loss.

Commissioner Raxton asked Ms. Gold how far west on 166 will coverage be provided if approved.

Ms. Gold replied I think you should have maps that were provided. Because of the way it propagates it's not like a perfect circle but the maps can show you where it feels in.

Ms. Duncan explained that the map in front of you is our current coverage and then this map would be what would be improved based on the tower.

Commissioner Raxton stated that 166 has a lot of drops and spotty coverages. How far west would this also provide coverage going towards Chapel Hill on 166. Just trying to get an idea because we do get a lot of complaints and issues about service not being available in that area. I'm hoping this would be an opportunity for coverage.

Ms. Gold asked does this address the area of concern.

June 2, 2026

Commissioner Raxton replied not really but it's getting closer. We don't want to have any areas where there's not any type of coverage especially when we're hearing loss of life.

Ms. Gold commented that Allison stated that you all haven't had a new tower on your agenda in five years. There are different reasons for that. As you can see you are now a focus of cell phone companies. This is for T-Mobile but AT&T and Verizon will be on there. This is an area that they know is growing and they are eager to provide coverage.

Commissioner Raxton asked if approved what is the timeline for installation and the service being up and available.

Ms. Gold replied based onto order the tower and equipment it can take six to nine months. Hopefully not a year. They will mobilize as quickly as they can.

Chairman Jackson-Jones asked Ms. Gold you had indicated earlier that the tower will be 1000' setback from the road.

Ms. Gold replied yes.

Chairman Jackson-Jones asked if there were houses in that area.

Ms. Gold replied correct. We're over 350' to our property line and then an additional 100' buffer beyond that. We're able to stay away from the residential buffer and stay out of the scenic corridor.

Chairman Jackson-Jones asked will it reach Riverside Parkway or give them a boost. You may not know where Riverside Parkway is.

Ms. Gold replied I know where it is but I don't think it will reach that far. It's really a mile and half to two miles before it hands off to other sites. But, you can see on the maps, the way it propagates, it will fill in additional areas.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application S2026-39

Mr. Payne made a motion to recommend approval of Application S2026-39. Ms. Polk seconded the motion.

Motion carries 7-0.

Recommendation is to approve Application S2026-39.

Commissioner Kenner-Jones made a motion to approve Application S2026-39. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application S2026-39 is approve.

Application S2026-40

Luis De La Rosa – A request for a Special Use Permit to allow a 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.

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.

Summary of Proposal:

- The structure is already constructed; built approximately in 1998 and approximately 1, 426 ft.
- The structure was constructed without a building permit.
- Property owners can request an increase of up to 1,250 sq. ft. in the R-LD zoning district; additional square footage can only be approved by the Board of Commissioners.

Discussion:

- Entitlement of the structure would still require the property to meet all, relevant building codes should permits be pulled for modification 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.

June 2, 2026

Mr. Luis De La Rosa of 1346 McIntosh Road represented this application. He stated that he purchased this property back in 2025 and then found a bunch of issues after that. One of them is that all of the structures were built prior to the code. I assumed since they were built prior to the Douglas County Building Code I could just maintain them. I started replacing the roof on the building and that's when I went to the city to request a permit for electricity. They were very kind to me letting me know that the structure is bigger than what is required. You may want to apply for a Special Use Permit.

Right now, I don't have any plans for expanding the structure. It's just to use it as a structure and add electricity for my hobby which is robotics. Just do my man stuff inside.

No one spoke in favor of this application.

Mr. Maximino Trejo-Halario of 1372 McIntosh Road spoke in opposition to this application. He stated that we share the same driveway but his driveway is part of our property. When it comes to that, are there any concerns because the previous owner had an agreement when it comes to sharing one driveway. We also have a main water line passing by. We weren't sure if any big trucks were going to pass through to damage the water lines.

No one else spoke in opposition.

Mr. Pennamon asked Mr. De La Rosa have you had a conversation with your neighbors.

Mr. De La Rosa explained as I stated at the beginning when I purchased this property I didn't know what I was getting into. I tried reaching out to Alex and I didn't know he was my neighbor. The problem with this lot is there's a narrow, shared driveway for both properties. There is no easement. There's also this power that crosses from the center of my property and there's also no easement. I sent them a text message letting him know that we're going to have to put an easement. I have no problem giving him an easement. I don't think this structure is an issue to them. It's just a fact that we don't have an easement for the driveway.

Mr. Pennamon asked are you willing to mitigate that.

Mr. De La Rosa replied yes. The easement problem is more for them than it is for me. If you look at the entire frontage, I have access to build and intern road and they don't. I've reached out to them but haven't had a chance to talk.

Mr. Pennamon asked are you looking to do any type of commercial type business.

Mr. De La Rosa replied no.

Mr. Simmons asked will you be bringing in any heavy trucks.

Mr. De La Rosa replied no.

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

Commissioner Mitchell asked Ms. Duncan asked with the shared driveway and the easement I'm assuming they thought was a part of the whole process, how does the work. What needs to be done to assure that his neighbors have access to their property?

Ms. Duncan stated that it would be a civil issue for them to address between the two property owners. There is an argument to be made depending on how long that have used that easement. They may have a prescriptive easement or a right to keep using it. That would be something that if they can't work it out amongst each other they would need to get legal council and move forward. It wouldn't be appropriate for our pervue in this forum tonight.

Commissioner Mitchell asked is there anything in our purview to make that make sense.

Ms. Duncan explained that we should steer clear of that because what we're being asked to do is give entitlement for an oversized accessory building and we encourage the property owners to work out to agree what that formal easement would be. Should they agree what the easement should be they can bring it to our office and we can stamp, record it and do the appropriate deeds to make sure that is in the record.

Legal did not have a comment.

Commissioner Mitchell stated it's great to be around good neighbors but I would not want to be around a situation that could get unique and we didn't do anything about. I don't want us to be liable in the end.

Commissioner Mitchell asked there are no reassurance to reassure other than the applicant stating on record that he's more than willing to make sure they have access to their property by being more than willing to give them an easement.

Ms. Duncan stated I would not condition that to any sort of approval. It's a civil issue. If they have any questions they can come meet with us and we can talk through the process of getting the easement recorded and the deed would be done. This is a private property issue that they need to sort out.

Mr. De La Rosa stated the easement is one of the issues. There's a bunch of issues with the property. I'm just trying to tackle them one at a time. This was a bigger lot and was subdivided and there was never a property easement. I reached out to the electric company and they do not have a record of easement. We have to have an easement otherwise his power, he won't have access to his utilities.

Commissioner Mitchell I just wanted you to say that.

Mr. De La Rosa replied yes.

June 2, 2026

Ms. Duncan explained that I appreciate this demonstration of goodwill I have the county attorney tugging on me to say we probably need to move away from this easement issue. It is not being germane to the actual “ask” at hand.

Commissioner Mitchell stated I think you’re right and I understand but I’ve asked my questions and I think I’m clear as to that statement. Not to say this is part of the conditions.

County Attorney Minter stated I want to clarify that this is getting really close to the private property ownership rights and I think even asking to agree, this is a completely civil issue and it would be more appropriate to do it amongst themselves. I appreciate that they are talking about it and sounding like good neighbors but purposes of what we’re here for today it wouldn’t be a proper use.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application S2026-40.

Mr. Pennamon made a motion to recommend approval of Application S2026-40. Mr. Payne seconded the motion.

Motion carries 7-0.

Recommendation is to approve Application S2026-40.

Commissioner Mitchell made a motion to approve Application S2026-40.

Commissioner Mitchell asked Ms. Duncan are there any findings or conditions.

Ms. Duncan replied your findings are in front of you and there are no conditions.

Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application S2026-40 is approved.

Application 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.

Mr. Cronan presented this application.

Existing Conditions:

The subject site has two warehouse-oriented buildings sited. The site has two driveways.

Summary of Proposal:

The applicant is proposing Outdoor Storage of landscape supply materials. No modifications to the existing site are proposed.

Discussion:

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.

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.

Mr. Noah Shook of 3200 Shady Grove Road; Carrollton, represented this application. He stated the goal was for a supply store to sell rocks.

Mr. Simmons asked are you in agreement with the conditions.

Mr. Shook replied yes.

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

There were no questions from the Planning & Zoning Board.

Commissioner Alcares asked is this the same landscaping supply. There's already one on Veterans Memorial.

Ms. Duncan replied this is a company that is currently been approved but when this first came to us it was not necessarily for landscape supply. They were going to do indoor storage

June 2, 2026

of various items and then I think over time they have said they want to get more into the landscape business which would require outdoor storage.

Commissioner Alcaarez stated I remember there is a landscape company that is there in that area. If not, it doesn't matter. Just make the front of the building look nice.

Ms. Duncan commented that we've had several of these applications coming through recently to get the entitlement for the outdoor storage. If you do go down that area and look you will see that the fencing and the landscaping required is being installed. We're hoping that it does elevate the curb appeal for that area.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application S2026-43.

Ms. Polk made a motion to recommend approval of Application S2026-43 with conditions. Mr. Payne seconded the motion.

Motion carries 7-0.

Recommendation is to approve Application S2026-432 with conditions.

Commissioner Alcaarez made a motion to approve Application S2026-43 with conditions. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

Application S2026-43 is approved with conditions.

Application 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.

Ms. Duncan presented this application. This is purely and administrative clean-up.

Existing Conditions:

The subject property includes four buildings for approximately 970,000 sf of warehouse and distribution space.

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.

Ms. Duncan was asked by the applicants what happens if there is damage or destruction to our building. Would we need to come back and get a Special Use Permit?

Ms. Duncan stated that if I'm the one making the decision it would be no. This is something that would have been prior to that. But if it's somebody ten or twenty years down the road then we can't speak to what decision will be made then. This is purely the applicant coming forward seeking the entitlement for the building so that there is no question done the road in the event of any damage or destruction of the building that they do comply with all the requirements of our code.

Staff has no concerns of the 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.

June 2, 2026

Mr. Jordan Edwards of Atlanta represented this application. Ms. Duncan's presentation is pretty comprehensive. These buildings came before you for zoning in 2022. It was approved. Building permits were applied for and issued by the county. Soon after that the text amendment for the UDC was adopted and created that 50,000 square foot SUP requirement. It's a legal non-conforming use. Usually that's fine. Uses can continue that way. In our case we need to renew an insurance policy. The insurance company says it needs to be legal conforming. We are not looking to do anything differently with the property.

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

There were no questions from the Planning & Zoning Board or Board of Commissioners.

Mr. Simmons called for a motion from S2026-45.

Ms. Polk made a motion to recommend approval of S2026-45. Mr. Pennamon seconded the motion.

Motion carries 7-0.

Recommendation is to approve Application S2026-45.

Commissioner Kenner-Jones made a motion to approve Application S2026-45. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application S2026-45 is approved.

Meeting adjourned.

June 2, 2026

Romona Jackson-Jones, Chairman of the Board of Commissioners

Johannah Womack, Clerk of the Planning & Zoning Board.

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

Application Number	S2026-34
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:_____ Case No._____ Meeting Date:_____

Request For: ☐ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☐ NO

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

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

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

5. Additional comments by the Engineering Department:

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

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

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: _____ DATE OF MEETING: _____

WATER

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

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
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: _____
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?
9. Have the development plans been approved by the water and sewer authority?

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:

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

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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.



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):

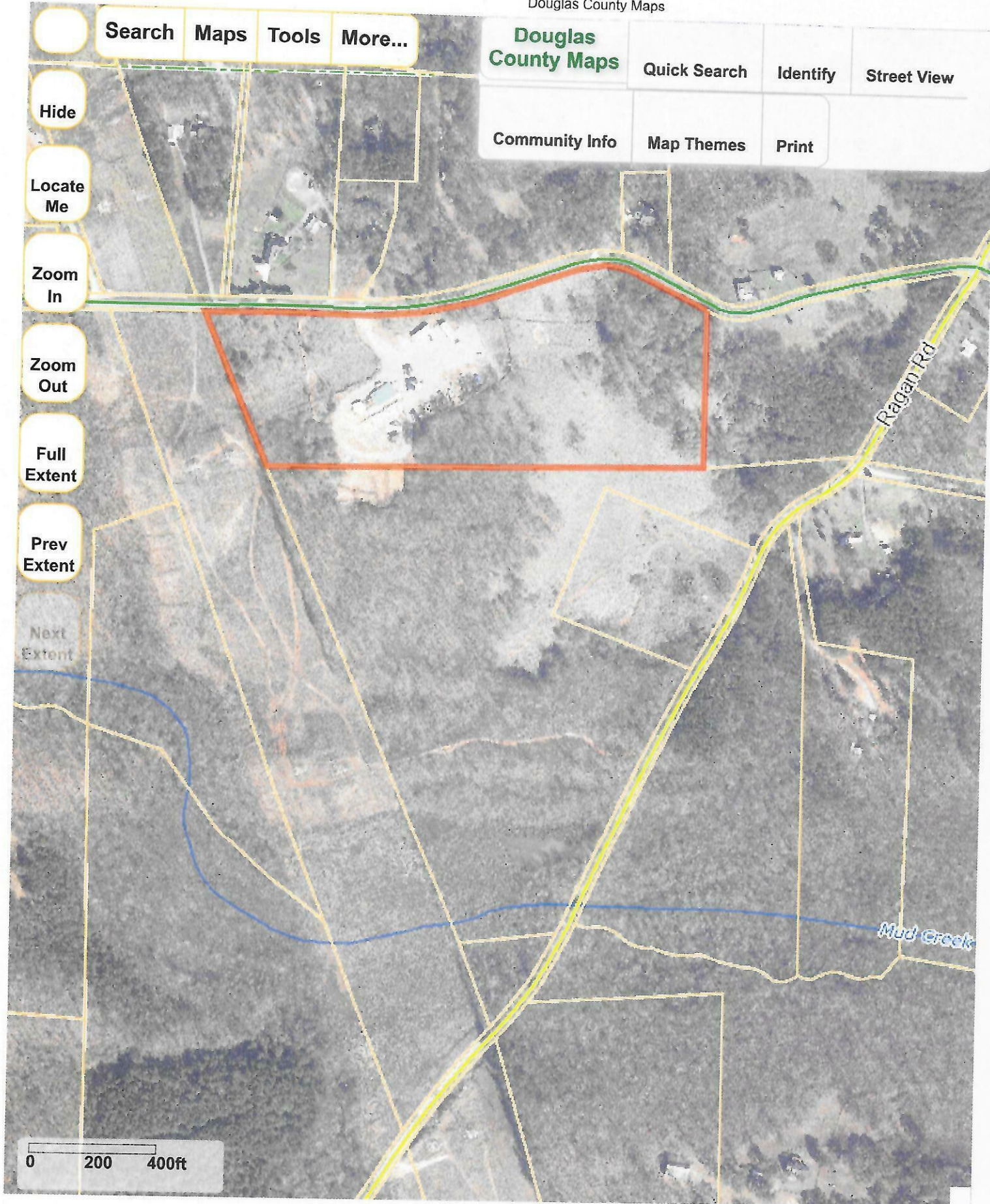
- Additional patrol deputies, jailers, investigators, and traffic officers will be required once all new developments are occupied.
- Infrastructure improvements should ideally precede large-scale residential and commercial growth.

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

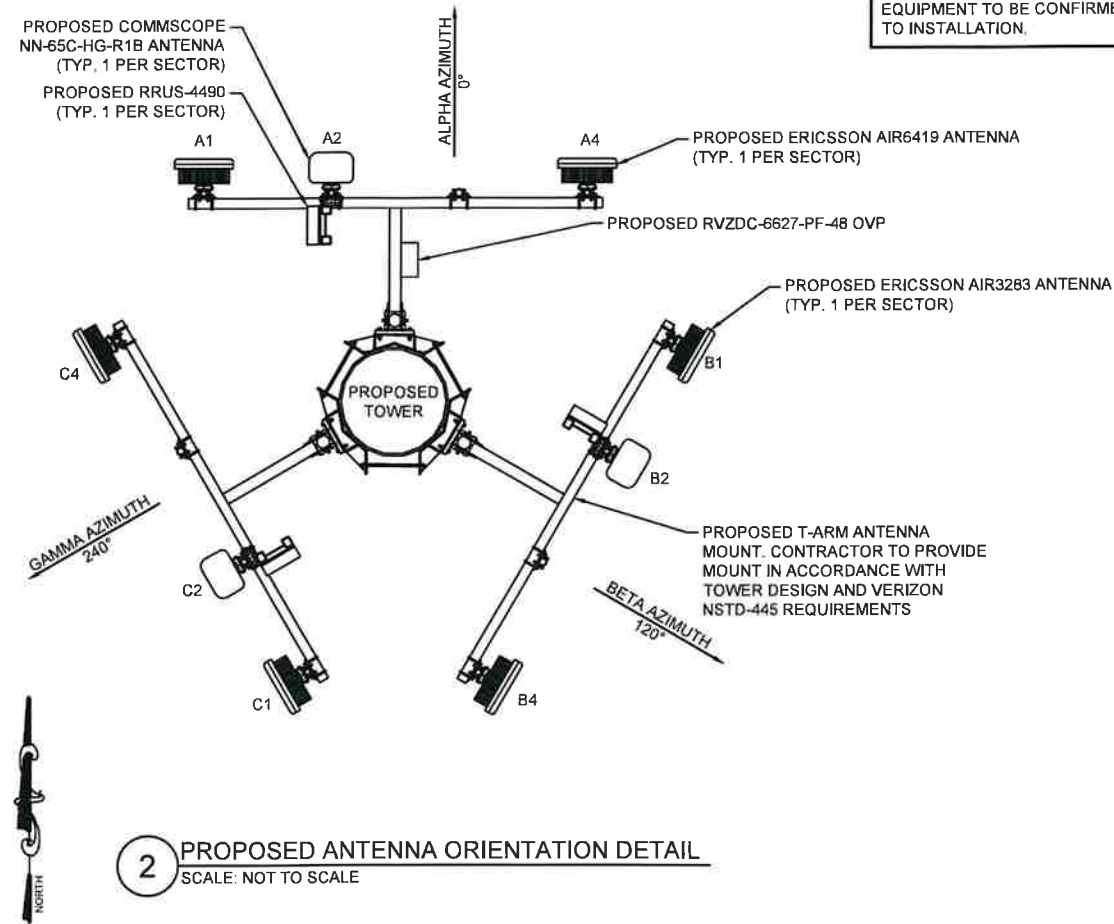
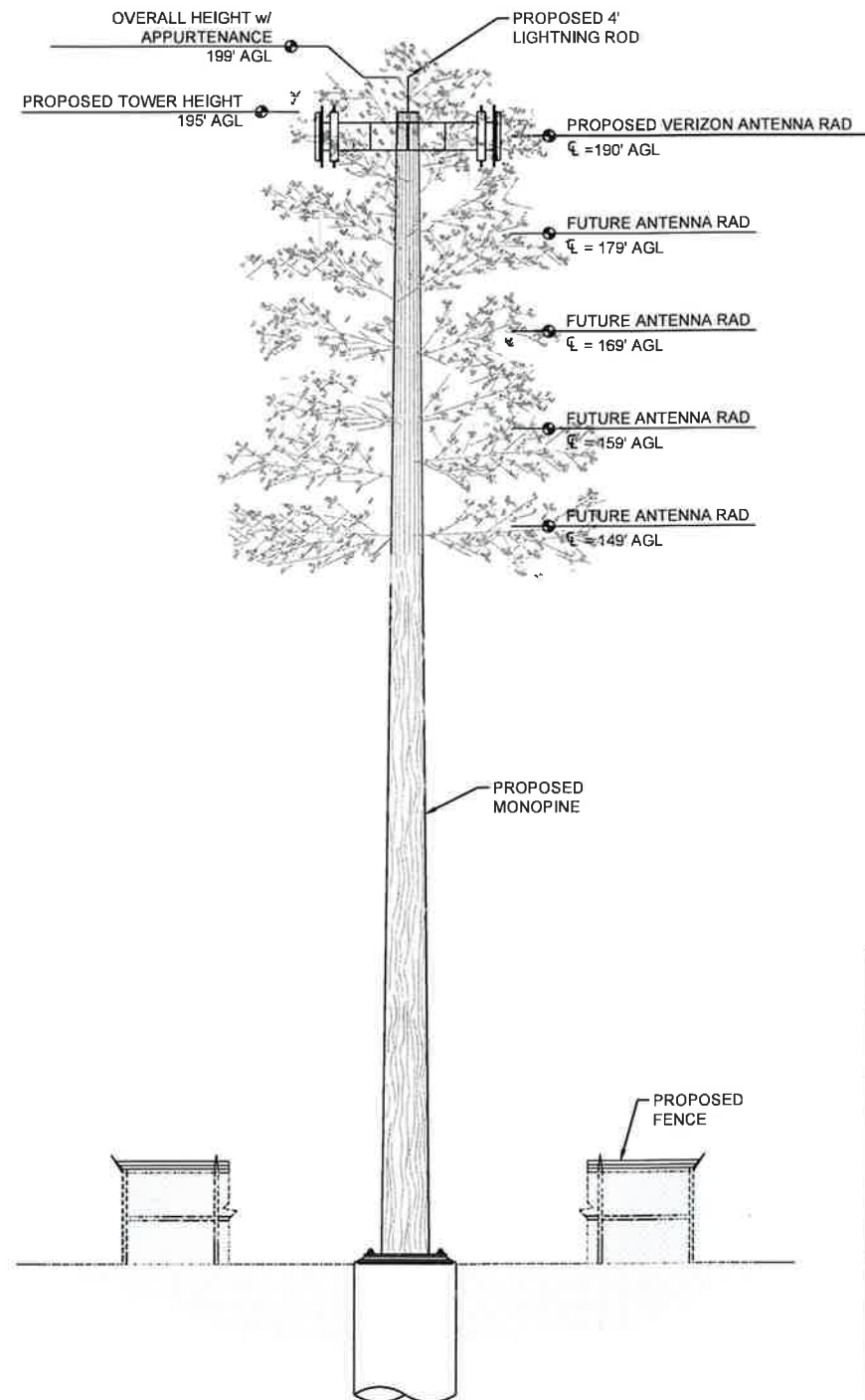
4

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: 

REVISION			
0	11/21/25	ISSUED FOR CONSTRUCTION	TME
NO.	DATE	REVISIONS	BY
NOT VALID WITHOUT SIGNATURE AND DATE			

US-GA-5769
HIGH POINT_GA

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

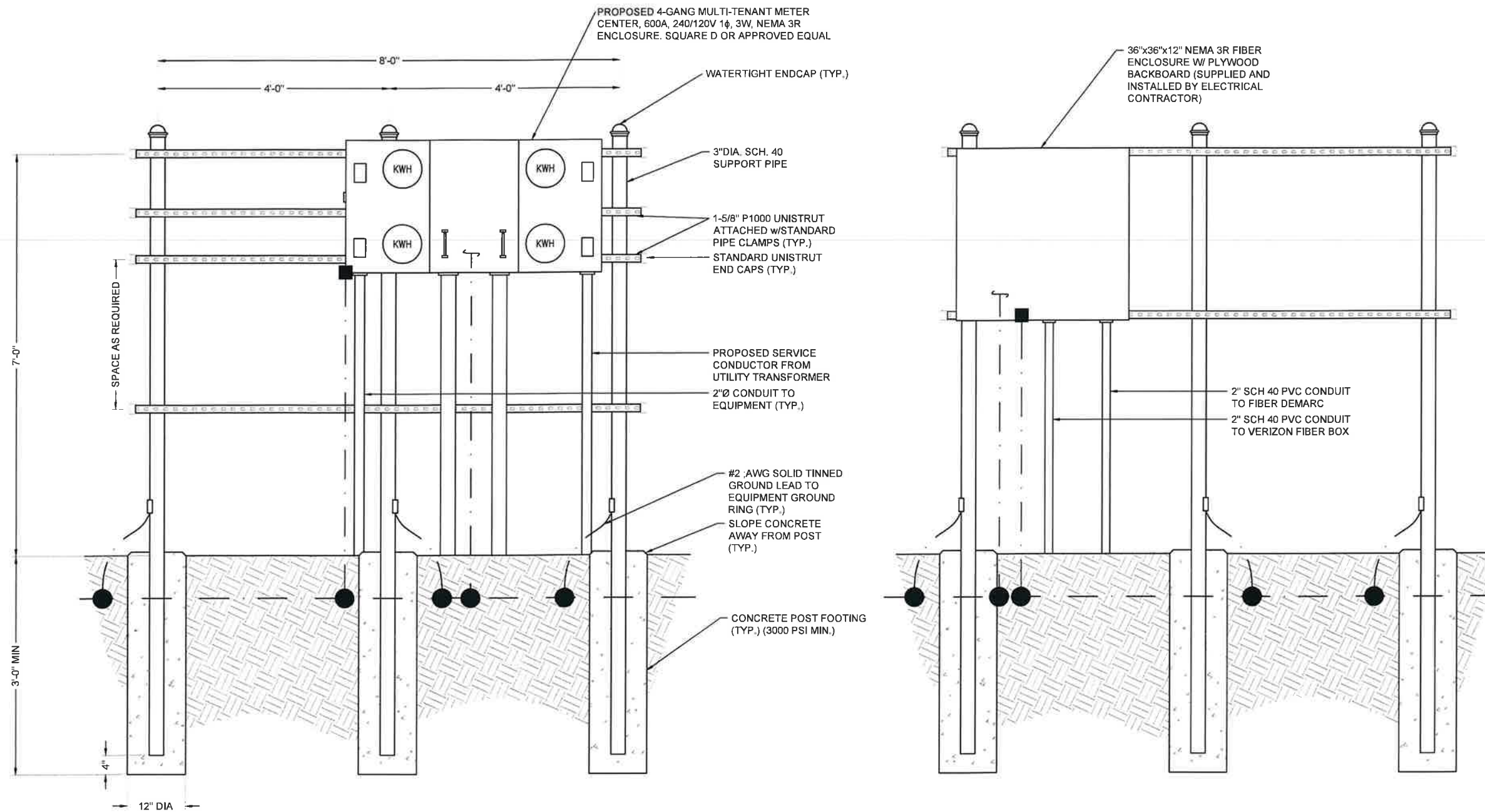
PREPARED BY: _____

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**

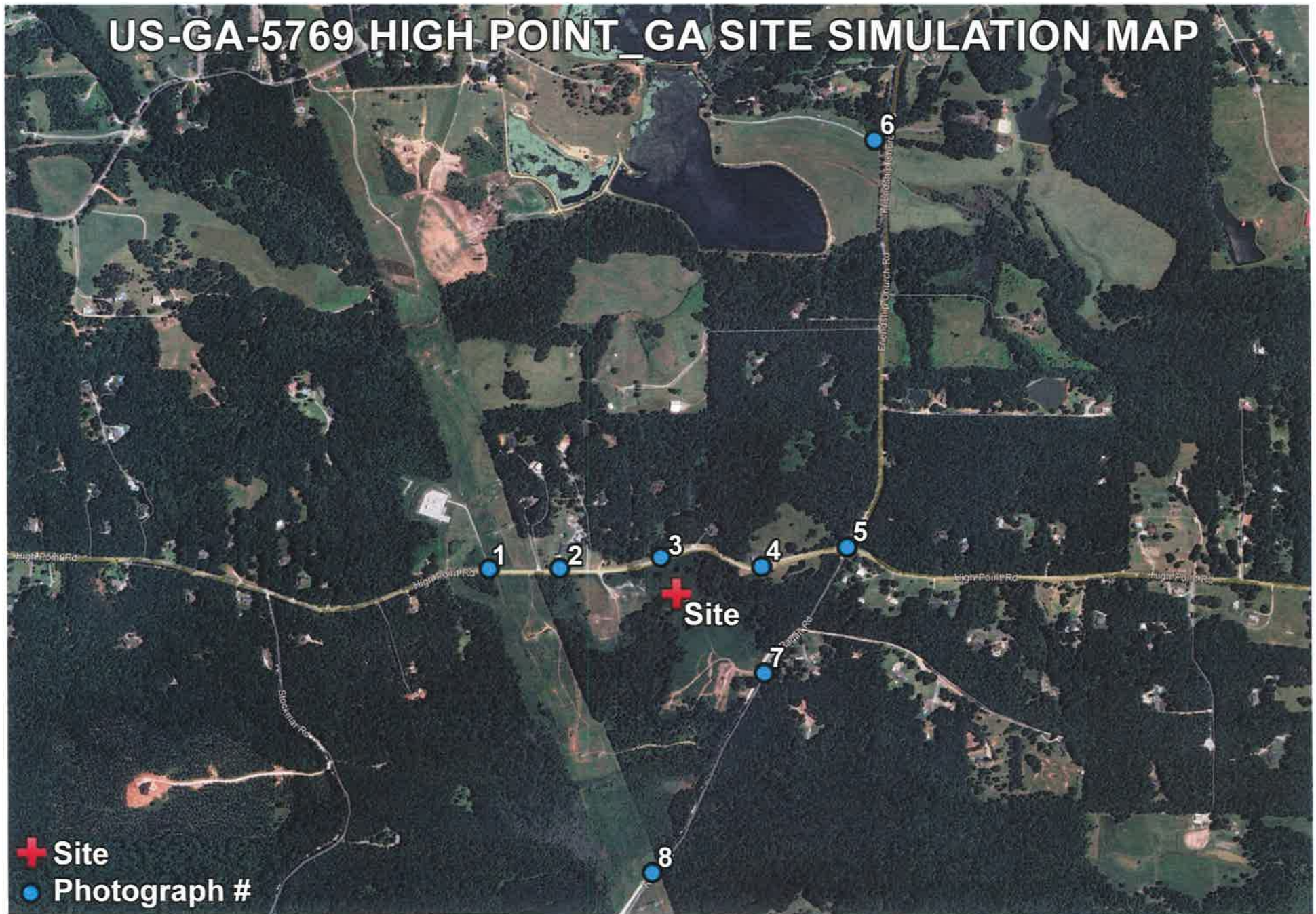
DRAWN BY: **TME**

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

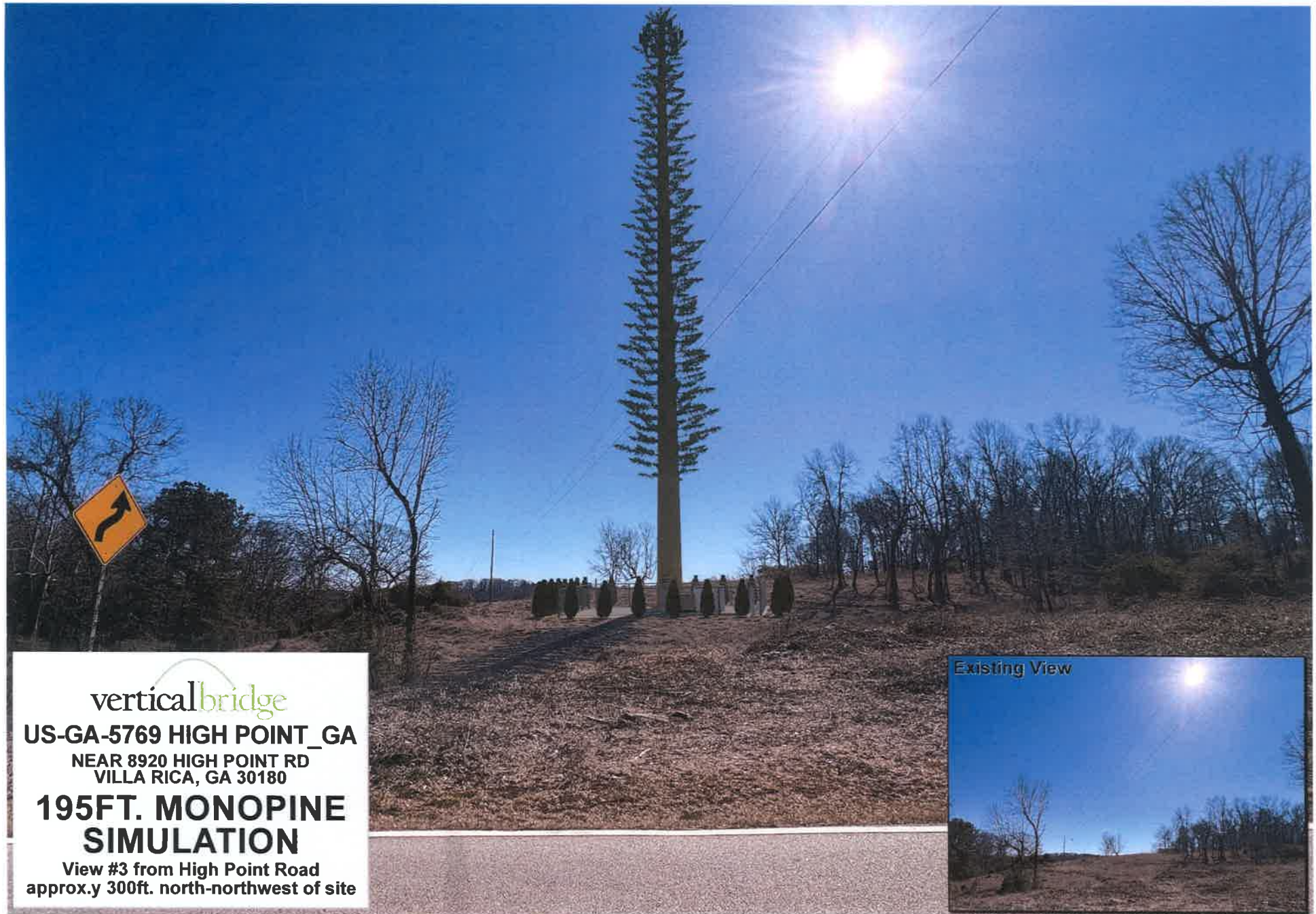
NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

195FT. MONOPINE SIMULATION

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



Existing View



verticalbridge

US-GA-5769 HIGH POINT_GA

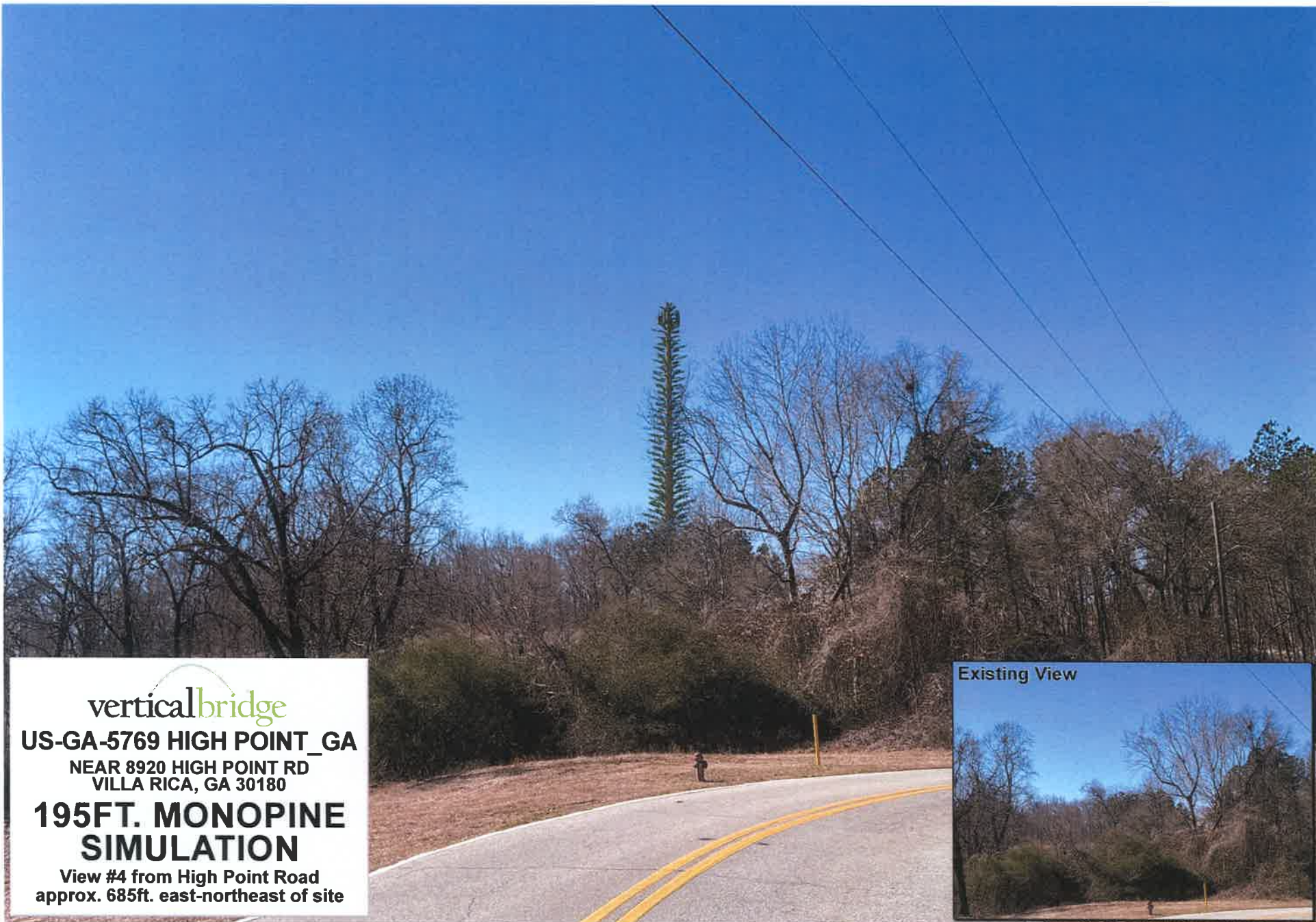
NEAR 8920 HIGH POINT RD
VILLA RICA, GA 30180

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





verticalbridge

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

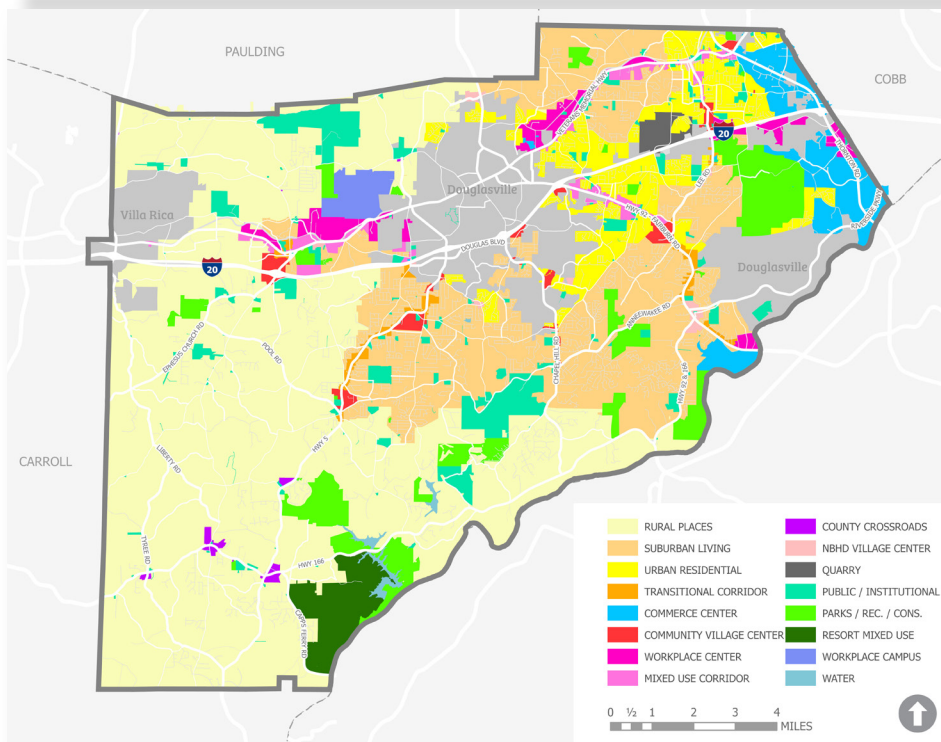
195FT. MONOPINE SIMULATION

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 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.

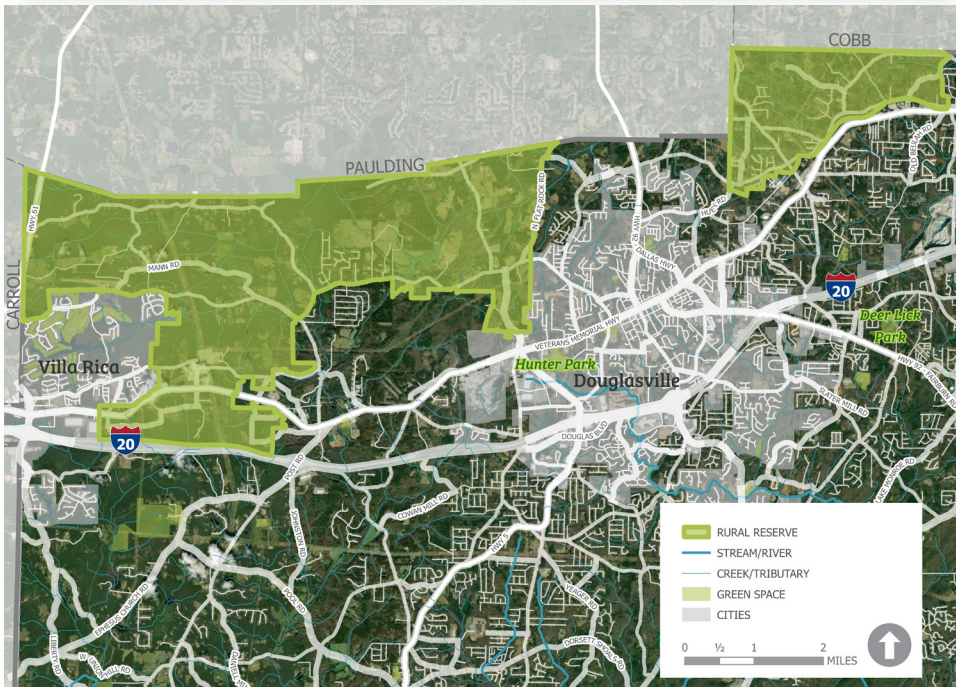
Appropriate Zoning Districts:

- 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

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 Rezonings

- 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
FUTURE LAND USE MAP AMENDMENT, REZONING AND SPECIAL LAND USE PERMIT STAFF
RECOMMENDATION**

Application Number	M2026-01/ Z2026-56/ S2026-57
Applicant Name	East Village Dothan LLC
Property Owner Name	A complete list of property owners is included in the file for this application.
Property Address	The properties are bounded by Liberty Road, W. Tyson Road, Suddeth Road and I-20.
Land Lot, District, Section, Parcel	Land Lot 116, District 1, Section 5, Parcels 1 & 2; Land Lot 140, District 2, Section 5, Parcels 4 & 6; Land Lot 141, District 2, Section 5, Parcels 1, 2, 3, 4, 5 & 6; Land Lot 142, District 2, Section 5, Parcels 2, 3, 7, 8, 9, 10, 11 & 12; Land Lot 143, District 2, Section 5 Parcels 4, 7, 14, 15 & 60 Land Lot 146, District 2, Section 5, Parcel 14
Current Zoning	Residential Agricultural (RA)
Current Future Land Use Classification	Rural Places
Current Character Area Classification	Dog River Basin
Request	Future Land Use Map Amendment to Commerce Center; Rezoning to Planned Unit Development (PUD) with a mix of Light Industrial (LI) and Rural Agricultural (AG) uses; and Special Use Permit for a private utility substation and buildings that exceed 50,000 sf for a data center
Size (in acres)	703.77 acres
Commissioner District	4
Subject to an HOA, POA, or similar?	n/a
Proposed Use	Data center campus including six buildings totaling 4.4 million square feet; two substations; a switch station; water retention ponds; and agricultural/conservation areas with walking trails
Recommendation on FLUM Amendment	Denial
Recommendation on Rezoning Request	Denial
Recommendation on the Special Use Permit	Denial
Meeting Date	July 7, 2026

Relevant Code Sections:

Article	Section	Description
2	207	Describes various uses of the zoning district and overlays, including the distinction between residential and industrial zoning and the corridor overlay
2	Table 2.2	Data processing, hosting and related services are allowed in the Light Industrial Zoning District, subject to the restrictions of Article 4, Section 4.19; utility substations require a special use permit
3	350	Requirements for private utility substations

4	4.12	A Planned Unit Development (PUD) requires a mix of a minimum of two uses; this project proposes a mix of industrial and agricultural uses
4	4.19	Buildings that exceed 50,000 sf are required to obtain a special use permit

Prior Zoning Actions:

Year	Case #	Summary of Action
2025	M2025-03/ Z2025-77/ S2025-78	A request for data center campus with eleven buildings totally 6 million square feet and utility substations was denied by the Board of Commissioners.

Adjacent Land Use and Zoning:

Direction	Land Use Description	Zoning Classification
North	Interstate 20 ROW	ROW
South	Low density, single family detached residential and rural residential parcels	Residential Agricultural (RA) and City
East	Low density, single family detached residential and rural residential parcels; Clinton Nature Preserve	Residential Agricultural (RA) and Public/ Semi-Public (PSP)
West	Low density, single family detached residential and rural residential parcels and city limits of Villa Rica	Residential Agricultural (RA) and City

Future Land Use Map Amendment Criteria Analysis:

Number	Future Land Use Map Criteria	Supports Requested Use
1.	The extent to which a change in the economy, land use or development opportunities of the area has occurred. The most recent Comprehensive Plan Update was approved by the Board of Commissioners on September 19, 2023. The subject parcels are included in the boundary of the Dog River Watershed Protection Basin. These parcels have never been contemplated for anything more intensive than agricultural or rural residential uses in any previous land use plan. So previous plans create no expectation of an intensity that is otherwise required of a Commerce Center, which is the classification that warehouse, logistics and data centers require in other parts of the county. There is currently no infrastructure in the area that could accommodate a development of this scale, and there is no plan for infrastructure expansion into the area.	No
2.	The extent to which the proposed designation is in compliance with the goals and policies of the Comprehensive Plan. The proposed designation of Commerce Center does not align with the Dog River Basin Character Area. Generally, this Character Area is described as agricultural, rural residential, and conservation uses in order to preserve and protect the water quality and quantity of the Dog River Reservoir. Douglas County is entirely dependent on the Dog River Reservoir for its drinking water.	No
3.	The extent to which the proposed designation would require changes in the provision of public facilities and services.	No

	The proposed project would require the installation of additional water capacity. Sewer would be required if septic is not an option for the project, and there is currently no sewer capacity in the area. Improvements to the road network serving the project would be required. Data Centers require significant capacity for electrical services. The applicant has indicated their intent to request electrical service from Georgia Power, but they are unable to verify when power is available. Georgia Power generally will not give a commitment of power to a project until such a time as it has been zoned by the jurisdiction having authority. It is their intent to begin construction by 2028 and have the facility in service by 2034. Additional impacts to public facilities and services are detailed in the agency impact statements and DRI Findings, incorporated by reference herein.	
4.	The extent to which the proposed designation would impact the public health, safety and welfare.	Neutral
	The proposed designation reflects an intensity of service not contemplated in this area. The impact to services, including water, sewer, electricity and traffic volumes on the existing road network would be significant. The impact on fire and sheriff services are detailed in the agency staff reports. The fire department has adequate infrastructure to meet current needs, but would not be able to meet the needs of this project without the construction of a new fire station with a fire engine, 100' aerial apparatus and new medical unit. The Board of Education reports that there will be no impact to the school-aged population.	
5.	The extent to which additional land area needs to be made available or developed for a specific type of use.	No
	Extending the Commerce Center classification to this location is not contemplated in the Comprehensive Plan. Douglas County already offers a significant area of the county with the Commerce Center designation in areas around State Route 6/ Thornton Road in the Westfork and Data District Character Areas. Additional approvals have been given in proximity to the planned Workforce Campus, however this is not an area of the county targeted for expansion by the Development Authority, or for any additional non-residential development.	
6.	The extent to which area demographics or projections are not occurring as projected.	No
	Per data compiled by the Atlanta Regional Commission, population increases have remained steady at an average annual increase of about 1.5%. This generally aligns with the average of the Metro Atlanta region of 1.3%. Data center development is generally not considered to provide significant impact to employment numbers, given the relatively small number of jobs created for these types of facilities. This area in the Dog River Basin Character Area is designated for conservation, agricultural and rural residential development in order to protect water quality and quantity in the Dog River Reservoir. Areas of the county, including the Central West Workplace Campus and Thornton South District are set aside to support the intensive infrastructure and employment opportunities commensurate with the land use impact of those uses.	

Rezoning Criteria Analysis:

Number	Rezoning Criteria	Supports Requested Use
1.	Is the proposed use consistent with the stated purpose of the zoning district that is being requested?	Yes
	The project is seeking approval for a Planned Unit Development with a mix of industrial and conservation uses. A data center is an allowed use within the Light Industrial Zoning	

	classification with special use permits granted for a project in excess of 50,000 sf and a utility substation. Conservation uses are allowable in the Rural Agricultural zoning district.	
2.	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	No
	The area is surrounded by low density single-family detached residential development and rural residential uses. The project is in proximity to the city of Villa Rica. The city has allowed a greater mix of uses in proximity to the I-20 interchange. Interstate 20 runs along the north side of the property. The comprehensive plan does not contemplate an intensity of use or infrastructure that would be associated with the development of a data center.	
3.	Will the proposed use not adversely affect the existing use, value or usability of adjacent or nearby property?	No
	An intensive industrial use in proximity to single family residential development could impair the desirability of this area for existing and future residential uses, given the visual impact to the viewshed and requirement to expand roads to accommodate industrial scale traffic. Of particular concern is the introduction of intensive industrial zoning into an area of the county that is otherwise set aside for conservation use and protection of rural residential resources and activities. The project does propose a portion to be set aside for conservation uses. The application does not provide much detail as to specific conservation uses. The concept plan does identify that much of the open space is set aside to meet the impervious surface requirements for development in the Dog River Watershed Basin, identified on their concept plan as 18.4%.	
4.	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	No
	As detailed in the Future Land Use Map Amendment criteria, the proposed use is not compatible with the Comprehensive Plan in this area.	
5.	Are there substantial reasons why the property cannot or should not be used as currently zoned?	No
	The current zoning of the property is compatible with much of the adjacent zoning in the area. The site is bisected by multiple creeks in both the Dog River Primary and Secondary Watershed Basin, further complicating any sort of intensive industrial use. The Future Land Use Plan contemplates rural, low intensity uses on this property, given the limited infrastructure, access and environmental challenges, and desire to preserve the environmental quality in Douglas County. Per the impact statement provided by the Water and Sewer Authority, the nearest point for sewer access is at Mason Creek Elementary and Middle School, which is over 2 miles away when considered by a direct line of travel. The applicant is exploring possibilities for sewer connection to this site.	
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
	The proposed use will require significant investment to improve water, sewer/ septic and transportation networks to serve the project. The potential expansion of the sewer network into this area could hasten the transition of land away for rural and residential uses in the area. The use will require significant resources from the electric service utility, indicated to be Georgia Power. The fire department has adequate infrastructure to meet current needs, but would not be able to meet the needs of this project without the construction of a new fire station with a fire engine, 100' aerial apparatus and new medical unit. There will be no impact to the school aged population, and fire, service and EMA report that the impact on delivering those services is neutral.	

7.	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	No
	The most recent Comprehensive Plan Update was approved by the Board of Commissioners on September 19, 2023. The subject parcels are included in the boundary of the Dog River Watershed Protection Basin. There is currently no infrastructure in the area that could accommodate a development of this scale, and there is no plan for infrastructure expansion into the area. Per data compiled by the Atlanta Regional Commission, population increases have remained steady at an average annual increase of about 1.5%. This generally aligns with the average of the Metro Atlanta region of 1.3%. Data center development is generally not considered to provide significant impact to employment numbers, given the relatively small number of jobs created for these types of facilities. This area in the Dog River Basin Character Area is designated for conservation, agricultural and rural residential development in order to protect water quality and quantity in the Dog River Reservoir. Areas of the county, including the Central West Workplace Campus and Thornton South District are set aside to support the intensive infrastructure and employment opportunities commensurate with the land use impact of those uses.	
8.	Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	No
	The scale and intensity of the proposed use is not compatible with the existing character or anticipated future development of the Dog River Basin Character Area or Rural Places Future Land Use designation.	

Special Use Permit Criteria Analysis:

Number	Special Use Permit Criteria	Supports Requested Use
1.	Will the proposed Special Use be consistent with the stated purpose of the zoning district in which it will be located?	Neutral
	The request for a utility substation is necessary for the power demands required by a data center. Should the zoning be approved, the special use permit for the utility station is appropriate. The request for a building in excess of 50,000 square feet is required for projects in the Industrial Districts. This requirement is a result of the community feedback documented in the 2023 Comprehensive Plan expressing concerns and push back against the proliferation of large industrial buildings to accommodate logistics, warehousing and data centers. The applicant is requesting a Planned Unit Development (PUD) zoning with a base of Light Industrial and Rural Agricultural. No additional Development Standards have been submitted with the PUD, therefore the base zoning requirements will govern. Should the zoning be approved, the special use permit for buildings exceeding 50,000 square feet will be needed to accommodate the proposed use on the property.	
2.	Will the establishment of the Special Use impede the normal and orderly development of surrounding property for uses predominant in the area?	No
	If all special use permit requests are granted, it would result in a significant departure from the predominant uses in the area and the orderly development of surrounding property.	

3.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	No
	The special use permit requests are necessary for the scale of development that is proposed. But based on the analysis of the Future Land Use Map amendment and Zoning Amendment criteria, the scale of development proposed is neither consistent nor desirable for this locality.	
4.	Is or will the type of street providing access to the use be adequate to serve the proposed special use?	No
	Based on the Transportation Impact Statements and the DRI Findings, significant improvements to the street network in the area will be required to support the proposed use of the property.	
5.	Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	No
	Based on the Transportation Impact Statements and the DRI Findings, significant improvements to the street network in the area will be required to support the proposed use of the property. Based on the impact statement provided by the Fire Department, the site will be required to provide and maintain adequate access for all emergency service personnel, equipment and apparatus.	
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?	No
	The proposed use will require significant investment to improve water, sewer/ septic and transportation networks to serve the project. The applicant has expressed interest in a connection to sewer. The expansion of the sewer network into this area could hasten the transition of land away for rural and residential uses in the area. The use will require significant resources from the electric service utility, indicated to be Georgia Power. The fire department has adequate infrastructure to meet current needs, but would not be able to meet the needs of this project without the construction of a new fire station with a fire engine, 100' aerial apparatus and new medical unit. There will be no impact to the school aged population.	
7.	Are or will refuse, service, parking, or loading areas on the property be located or screened to protect other properties in the area from such adverse affects as noise, light, glare or odor?	No
	The proposed use on the property may have impacts resulting from noise, light or glare as a result of the potential impact from security lighting, generators, cooling fans, and other operations of the site. The project will have visual impact on the adjacent properties. It is not anticipated that screening will not be able to mitigate the visibility of the project to surrounding properties and the public right of way.	
8.	Will hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	No
	The special use permits are needed to facilitate the development of a data center. Data centers typically run 24 hours a day, 365 days a year. This could include the requirement of personnel on site at all times to monitor and manage the facility. This is not typical of the predominant pattern of development in this area.	
9.	Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	No
	The project provides no line of site studies or similar to determine how tall the buildings will be. Data centers can exceed 100' in height. The Unified Development Code limits the height in the LI to 60' unless otherwise granted through special use permit. The applicants	

	have not applied to increase the height of their buildings. However, 60' would still be taller than adjacent agricultural and residential uses. Based on the materials submitted by the application, it is anticipated that the project will have visual impact on the adjacent properties and the public right of way. It is not compatible with height, size or location of buildings or structures on adjacent properties.
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Planning Concerns:

- Existing Conditions
 - The site for the proposed project includes approximately 700 acres and is located in the Dog River Watershed Basin.
 - The site is an assemblage of multiple parcels with Residential Agricultural Zoning. The subject site has been used for agricultural and rural residential uses.
 - The majority of the subject property is located in the Dog River Primary Basin. According to Article 9 of the Unified Development Code, the Dog River Secondary Basin is "...that portion of the Dog River Watershed north of I-20 and extending south of I-20 for a ¼ mile radius from any interstate highway interchange." This is in conflict with the interpretation of the Water and Sewer Authority that the entire project is located in the Dog River Secondary Basin.
 - Pursuant to Article 9, Section 907, the Director of Development Services has the discretion to interpret precise boundary limits of the respective basins when site specific topography calls into question the precise definition of surface water flows.
 - The transportation network in proximity to this project includes Liberty Road, Poole Road, W. Tyson Road, E. Tyson Road, Suddeth Road and Interstate 20.
 - Adjacent uses include low density, single family detached residential and rural residential parcels; Interstate 20 right of way; Clinton Nature Preserve; and the city limits of Villa Rica.
- Summary of Proposal
 - The applicant includes a summary of their proposal in their zoning application, which is incorporated herein by reference.
 - The project site is approximately 700 acres in unincorporated Douglas County, and approximate 36 acres in the city of Villa Rica. The site is proposed to be rezoned from Residential Agricultural to Planned Unit Development (PUD) with a base of Light Industrial and Rural Agricultural for 4.5 million square feet of data center development. This campus includes buildings ranging from 33,000 sf to 1.1 million sf. Additional development is proposed for the municipal limits of Villa Rica. The portion of the property in Villa Rica is not subject to this zoning request.
 - The current Future Land Use designation on the site is Rural Places. A designation of Commerce Center is required for the intensity of a data center. An application for a Future Land Use Map amendment has been submitted with this application.
 - Water is available to the site. Sewer is not currently available to this site. If the applicant proposes to extend sewer service, the nearest location is approximately two miles from the existing site at Mason Creek Road to the eastern boundary of the project site. The applicant has expressed a desire to be on sewer and has engaged in discussion with WSA about the possible routing of a sewer line.
 - WSA regulations do not require connection to sewer if septic can otherwise be approved by Environmental Health.
 - In addition to the rezoning, the applicant requests two Special Use Permits to facilitate the development of the data center, including:
 - Construction of a private utility substation to serve the needs of the project

- Construction of buildings in excess of 50,000 square feet
- Discussion
 - The staff recommends denial of the Future Land Use Map change, zoning change and special use permit requests.
 - The findings for the recommendation to deny are outlined in the discussion of the criteria for these requests, and briefly summarized here:
 - **Comprehensive Plan Compatibility.** The proposed use is not compatible with the Comprehensive Plan, nor is it supported by the criteria of the Unified Development Code for an amendment to the Future Land Use Map. Since the introduction of comprehensive planning in this area, there is no comprehensive plan, nor future land use map that contemplated this type of development in this location. There should be no expectation that this proposal would be an appropriate use in this location.
 - **Utility Expansion.** The proposed use contemplates the expansion of services into the area. If sewer is expanded to serve the project, it will extend into an area that the Comprehensive Plan does not contemplate for the intensity of use that will be allowed by sewer. And though the applicant has expressed that they do not intend to use water for evaporative cooling in these facilities, a change in this plan would necessitate significant infrastructure upgrades and development of non-potable water sources to meet the demand, per the impact statement of the WSA.

WSA provided the following impact statements as a follow up to the June 22, 2026 Community Information Meeting, in addition to the information provided with their original impact statement.

1. The Douglasville-Douglas County Water and Sewer Authority (Authority) considers the proposed project to be in the Secondary Dog River Basin due to it being located more than seven (7) miles from the Dog River Reservoir. As such, the Authority will allow a maximum impervious area of 25% for the project and apply other watershed protection measures for the Secondary Dog River Basin.
2. State waters are present on the subject property. 50-foot undisturbed stream buffers and additional 25-foot impervious setbacks apply. Floodplain is present on the property, and any proposed impacts to floodplains will have to be approved by FEMA.
3. Some data centers use an “open loop” cooling system that consumes water through evaporation to cool the servers. The Authority understands the data center campus proposed by East Village Dothan, LLC at Tyson Road will use a “closed loop” cooling system, which does not consume water. The only consumptive water use proposed by East Village Dothan, LLC is domestic usage, such as sinks, toilets, water fountains, etc.
4. Based on this understanding, the Authority’s public water and sewer systems have sufficient capacity to serve the proposed development. East Village Dothan, LLC is working with the Authority to extend water and sewer infrastructure to their site. If East Village Dothan, LLC requires evaporative cooling at this data center campus, then additional infrastructure improvements and the development of non-potable water sources may be required at the Developer’s/Owner’s cost.

5. The Authority has discussed with the developer possible routes for connecting the proposed development to the Authority's public sanitary sewer system located on the campus of Mason Creek Elementary and Middle Schools. Some routes are along public right-of-way and others cross private properties. The Authority will require the developer to obtain easements from the property owners for any sewer crossing private property.

Douglas County previously had to respond to a situation with a change to evaporative cooling with the T5, Stack and AWS data center campuses adjacent to Thornton Road. At the time of approval for T5 and Stack, neither project required water cooling. With the addition of the AWS campus, all facilities demanded open loop water cooling, requiring an extensive Memorandum of Understanding to be executed with the WSA for the delivery of new infrastructure, including the construction of a new water tower.

- **Electrical Service.** Georgia Power has recently revised their standards for serving large load customers, including substantial payments for application fees, impact fees, and escrow accounts in order to expand infrastructure service. The proliferation of data center requests throughout metro Atlanta and Georgia has given rise to concerns about impacts on rate payers. Though each city and county are afforded home rule powers to determine land use under the Georgia Constitution, collective provision of service for various utilities often demand the use of shared resources. The decision as to the allocation of power is squarely within the purview of Georgia Power in accordance with the regulations of the Public Service Commission. The applicant has submitted information on PSC regulations for data centers with their application.
- **Traffic Impact.** The transportation impact statement provided by DC DOT underscores the substantial impact on traffic in the immediate area. The DRI report submitted by GRTA further indicates required upgrades to the transportation network to accommodate a use of the scale, which is otherwise heretofore not contemplated in any long-range planning documents.

DCDOT offers the specific feedback about the project:

This site is located along Liberty Rd, Tyson Rd, E Tyson Rd, W Tyson Rd and Poole Rd. Liberty Rd is a Major 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 Liberty Rd varies per GIS map. Tyson Rd is 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 Tyson Rd is 40 feet per GIS map. E Tyson Rd is a Local Street on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 25 MPH. The Right-Of-Way width along E Tyson Rd is 50 feet per GIS map. W Tyson Rd is a Minor Arterial on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 25 MPH. The Right-Of-Way width along W Tyson Rd is 60 feet per GIS map. Poole Rd is a Minor Arterial on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 25 MPH. The Right-Of-Way width along Poole Rd is 60 feet per GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. If approved, all Residential structures within the project footprint shall be 100% demolished and all debris removed from the site. All existing utilities shall be removed from the existing Right-Of-Way at the developers' expense, with copies of satisfied payments to utility companies provided to Douglas County. If approved, the actual abandonment of said Right-Of-Way's shall take place upon completion of Residential structure removal and all utility removal / payment conformation from utility companies for utility abandonment.
2. If approved, it is recommended a Right-Of-Way abandonment hearing be held for all affected roadways after all comments from DRC Committee Departments have been satisfied, Performance and Maintenance Bonds are secure and all LDP fees have been paid.
3. The intersection of Tyson Rd and E Tyson Rd shall terminate into a traditional intersection, more specifically defined during DRC Committee meetings. Access to the proposed site will be via private driveway as shown on the site plan.
4. It is recommend absolutely no construction of any kind take place within Right-Of-Way's of desired Right-Of-Way abandonment within the project footprint.
5. All roadway frontages and any internal public streets shall comply to UDC Code, defined in detail during DRC meetings.
6. Implement all items defined in GRTA Notice Of Decision dated September 2, 2025 addressing Attachment C – Required Improvements To Serve the DRI
7. The proposed development will have a major impact on traffic in the immediate area and will generate approximately 4,445 total vehicles per day; approximately 494 during the AM peak hour and approximately 405 during the PM Peak hour to several proposed driveways.

Traffic Data

Veterans Memorial Hwy volumes: (2022) – 7,910 (2023) – 7,960 (2024) – 8,030

Liberty Rd volumes: (2022) – 7,630 (2023) – 7,830 (2024) – 7,870

Poole Rd, Tyson Rd, E Tyson Rd and W Tyson Rd: There are no existing ADT count data along this roadway

- **Impact to DC Fire Department.** DC Fire Department expressed concerns in their impact statement about the ability to adequately serve this project in this location. The Future Land Use Map in this area contemplated service as a Rural Place. The existing stations serving that area are undersized and lack the necessary equipment to adequately serve a facility of this scope. A new station strategically located between Stations 4 and 8, housing all appropriate equipment will be required to serve the proposed project.
- **Cumulative impact of similar projects.** There are currently multiple data center campuses in various phases of design and construction that were previously approved in areas designated for this use adjacent to the Thornton Road Corridor. This includes an expansion of Switch; building permits for T5 (wherein land disturbance permits have been issued); review for land disturbance permits for Stack, as well as a zoning request and DRI submittal for a planned expansion of their campus to add an additional 500,000 sf of data center; and concept plan review for the AWS campus.

The city of Douglasville also has multiple data center campuses under review. The Development Authority is currently working through a master planning process with two additional data center campuses. One facility is located in the city of Douglasville. The other facility is located adjacent to Jason Industrial Blvd., Polk Road, and Veterans Memorial Highway. A zoning application has been approved for 1.4 million square foot data center project on this campus.

- Staff recommends that approval of new data center projects in areas where they are not contemplated is premature. Much of this demand is driven by speculative uses. Timing for availability and delivery of infrastructure is beyond the County's control. Since the introduction of hyper-scale data centers (around 2018), Douglas County has entitled approximately 8.5 million square feet in 27 buildings on 6 campuses. Of this total, approximately 2.6 million square feet on three campuses has actually been constructed, and 2 campuses (Switch and T5) show personal property record cards, which indicate that the buildings are functioning as data centers. Four older facilities, including the Google campus, are operating in Douglas County, but are not a part of this analysis.
- If the infrastructure needs for data processing services continue to evolve into more efficient technology, they may demand a less intensive impact on land and resources. Similarly, the speculative nature of current demand may fail to materialize at all. The adaptive reuse potential is unknown for structures designed to primarily house computer servers and no other purpose. Similarly, over-investment in a single industry can be problematic for communities when industry standards shift. This can be seen in areas that have over-relied on automotive production, natural resource extraction, canal and railroad distribution, and manufacturing uses. In more local examples, single-purpose land uses such as shopping malls and golf courses are hard to transition once the use is no longer viable.

Staff is also concerned about excessive entitlement and overbuilding of speculative projects. Based on a recent analysis of CoStar data, Douglas County has approximately 14.7 million sq ft of existing warehouse and distribution development adjacent to Thornton Road, and the small portion of the Campbellton West Character Area at Hwy 92. Of that total 3.6 million square feet is currently vacant, with new buildings failing to find an occupant after months or years of completion. This does not consider additional logistics space in the City of Douglasville or other adjacent jurisdictions. Given the relatively recent ramp up of demand for data centers in Douglas County, metro Atlanta and Georgia, it would be prudent to allow existing entitlements to build out before continuing to expand the use.

- **Development of Regional Impact (DRI) Review.** This project was originally reviewed as a Development of Regional Impact under the State Planning Rules at the time of submittal of their first application. The DRI review was initiated on March 14, 2025, with additional information submitted on June 26, 2025. The determination was made that the project warrants review on July 3, 2025.

On May 26, 2026 Douglas County received confirmation from ARC that a new DRI review as not needed as a result of the changes in the site plan. The recommendations of the ARC and GRTA review continue to be applicable to this project.

The complete DRI Review Findings from ARC and GRTA are attached to the Transportation impact statements with this staff report. The complete DRI summary of the Key Comments of the report includes:

- The project is not aligned with applicable Established Suburbs policy recommendations set forth in the Atlanta Region's Plan.
- The retention of 538 acres of natural open space is aligned with regional environmental policies in that it preserves some of the site as natural area and to some extent limits stream buffer impacts.
- The project will generate a total of 6,456 new vehicular trips.
- **Community Feedback.** Letters have been received in favor and in opposition of the request and are included in the file for this application. Two Community Information Meetings were held for this project. The first was held on June 9, 2026. Because of an unexpected water leak in the Douglas County Courthouse, the meeting location was changed from the Courthouse to the Development Services Annex. Over 100 people signed in to participate in that meeting, and the building could not readily accommodate the number of interested participants. A second meeting was held on June 22, 2026 in Citizens Hall of the Douglas County Courthouse. Over 80 people signed in to participate in this meeting. Staff and applicants answered a variety of questions over 90 minutes.

The following concerns were expressed by the community:

- Routing of power lines and connection to utility substations
- Light pollution/ dark sky protections
- Noise impacts
- Wildlife impacts
- Electromagnetic frequency impacts
- Heat island impacts
- PFAs and hazardous waste generated by the site
- Water usage and sewer expansion for the site
- Requirements for a demolition bond

Some of these areas are addressed in this staff report as well as draft conditions, should the project be approved. For areas where either the staff report or conditions are silent on these concerns, staff does not have a suitable answer to these concerns at this time. More time would be needed for further research, and even upon further research, suitable conclusions may be unavailable.

- **Wildlife Impacts.** Staff reached out to the Georgia Department of Natural Resources for information on how similar projects may have impacted wildlife habitat. In an email response, information on best practices for solar field installation was shared with staff. Though DNR recognized that a solar field is not the same thing as a data center, some of the guidance is applicable in areas where large wooded and agricultural tracts will be disturbed for new development. The guidance from this document was incorporated into suggested conditions, should the project be approved.

- **Recommendation**

- **Staff recommends denial of M2026-01/ Z2026-56/ S2026-57** based on the following Findings:

- The proposed map amendment, zoning, and special use permit are not consistent with the Future Land Use Map Rural Places and the Character Area designation of Dog River Watershed.
 - The granting of the proposed map amendment, zoning, and special use permit will adversely impact existing public facilities and services, including traffic and transportation networks, public safety and fire services, and water quality and quantity.
 - The granting of the map amendment, zoning and special use permit will adversely affect the public health, safety and welfare.
- o **Should the Board of Commissioners be inclined to approve the request, staff recommends that the approval be conditioned to the draft ordinance submitted by Douglas County staff with the date of July 7, 2026 and included with this staff report.**

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 any 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 any 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
- Water and Sewer Authority
- Fire Department
- Engineering/ Arborist/ Development Control
- Board of Education

Attachments

- Zoning Map
- Aerial Image
- Site Plan
- Supplemental Information
- Future Land Use Category and Description
- Character Area and Description

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: Z2026-56, S2026-57 & M202-01 DATE OF MEETING: July 7, 2026

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2. If approved, it is recommended a Right-Of-Way abandonment hearing be held for all affected roadways after all comments from DRC Committee Departments have been satisfied, Performance and Maintenance Bonds are secure and all LDP fees have been paid.
3. The intersection of Tyson Rd and E Tyson Rd shall terminate into a traditional intersection, more specifically defined during DRC Committee meetings. Access to the proposed site will be via private driveway as shown on the site plan.
4. It is recommended absolutely no construction of any kind take place within Right-Of-Way's of desired Right-Of-Way abandonment within the project footprint.
5. All roadway frontages and any internal public streets shall comply to UDC Code, defined in detail during DRC meetings.
6. Implement all items defined in GRTA Notice Of Decision dated September 2, 2025 addressing Attachment C – Required Improvements To Serve the DRI
7. The proposed development will have a major impact on traffic in the immediate area and will generate approximately 4,445 total vehicles per day; approximately 494 during the AM peak hour and approximately 405 during the PM Peak hour to several proposed driveways.

Traffic Data

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Poole Rd, Tyson Rd, E Tyson Rd and W Tyson Rd: There are no existing ADT count 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: _____

DATE OF MEETING: _____

WATER

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

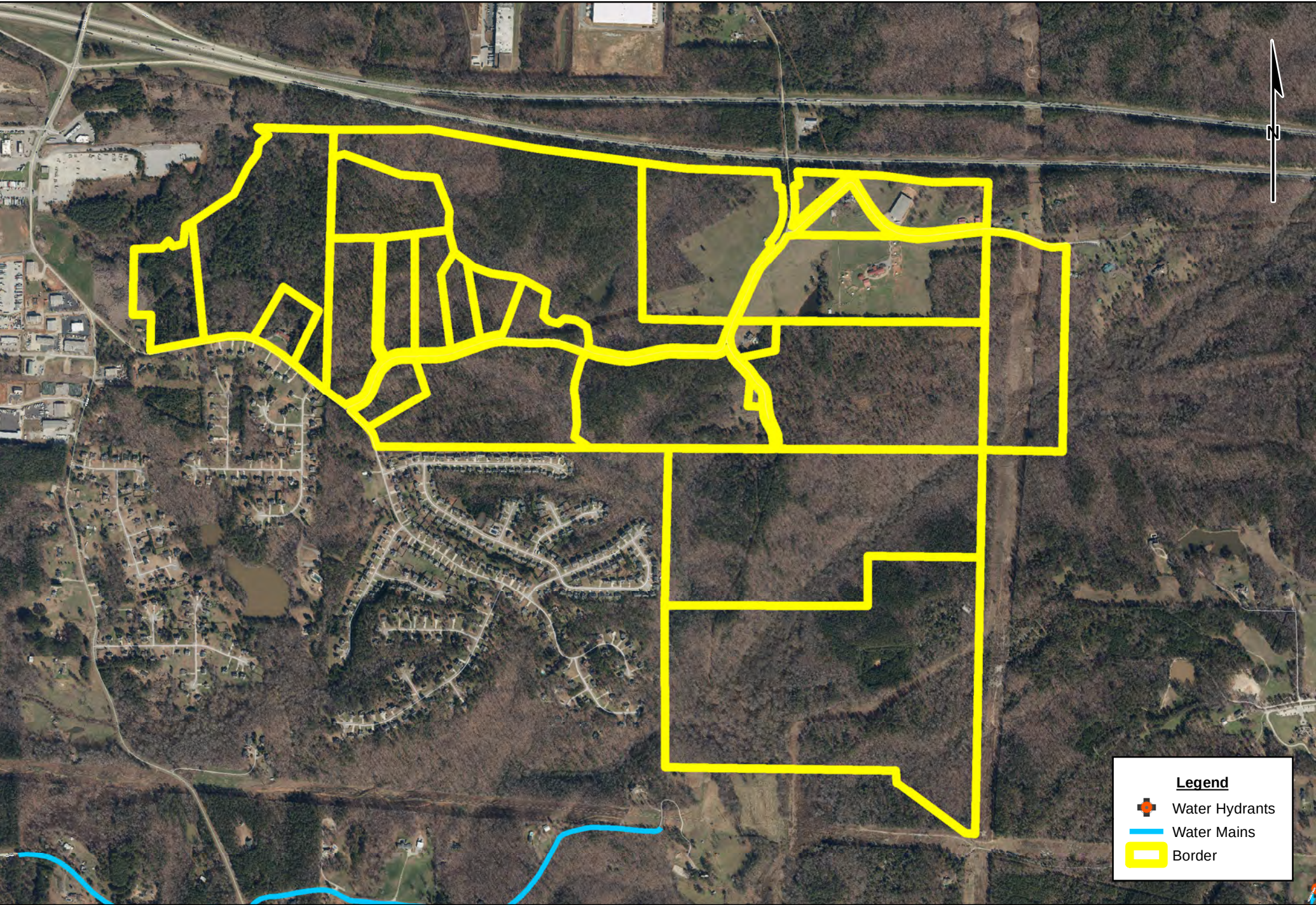
SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
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: _____
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?
9. Have the development plans been approved by the water and sewer authority?

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.

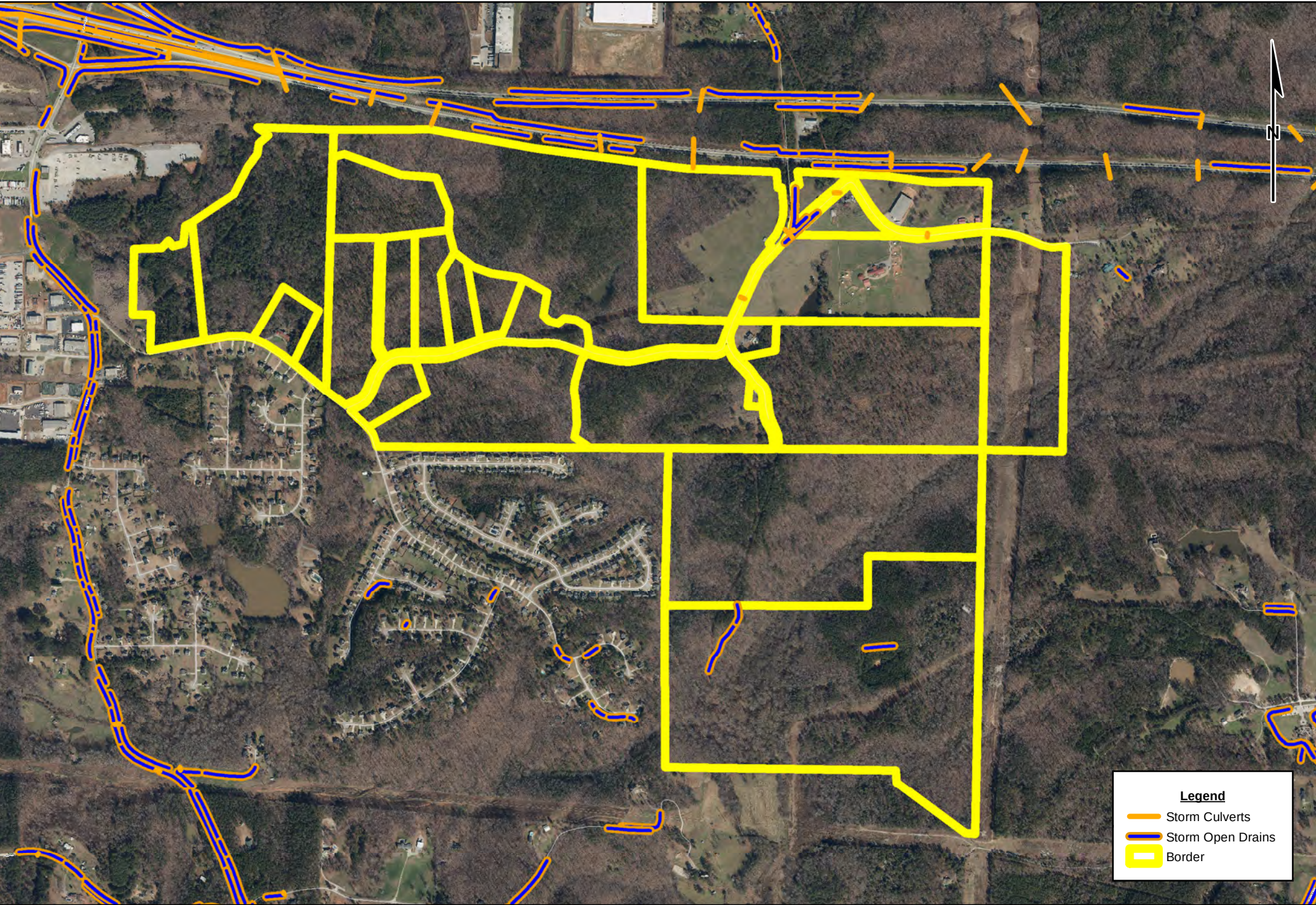
11. Stormwater Concerns:

12. Additional Remarks:



Applicant: East Village Dothan, LLC
Location: Tyson Rd
Land Lot: Lot: n/a Dist: n/a Sect: n/a Parcel: n/a
Lot Size: Acres: 700.69
Case #: Z2025-77

DDCWSA Impact Study Map



Legend

- Storm Culverts
- Storm Open Drains
- Border

Applicant: East Village Dothan, LLC
Location: Tyson Rd
Land Lot: Lot: n/a Dist: n/a Sect: n/a Parcel: n/a
Lot Size: Acres: 700.69
Case #: Z2025-77

DDCWSA Impact Study Map

DOUGLAS COUNTY ENGINEERING DEPARTMENT

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

Case Name:_____ Case No._____ Meeting Date:_____

Request For: ☐ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☐ NO

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

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

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

5. Additional comments by the Engineering Department:

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

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

Impact Statement for Keaton Creek Reserve Rezoning Hearing 07/07/26

- The Douglasville-Douglas County Water and Sewer Authority (Authority) considers the proposed project to be in the Secondary Dog River Basin due to it being located more than seven (7) miles from the Dog River Reservoir. As such, the Authority will allow a maximum impervious area of 25% for the project and apply other watershed protection measures for the Secondary Dog River Basin.
- State waters are present on the subject property. 50-foot undisturbed stream buffers and additional 25-foot impervious setbacks apply. Floodplain is present on the property, and any proposed impacts to floodplains will have to be approved by FEMA.
- Some data centers use an “open loop” cooling system that consumes water through evaporation to cool the servers. The Authority understands the data center campus proposed by East Village Dothan, LLC at Tyson Road will use a “closed loop” cooling system, which does not consume water. The only consumptive water use proposed by East Village Dothan, LLC is domestic usage, such as sinks, toilets, water fountains, etc.
- Based on this understanding, the Authority’s public water and sewer systems have sufficient capacity to serve the proposed development. East Village Dothan, LLC is working with the Authority to extend water and sewer infrastructure to their site. If East Village Dothan, LLC requires evaporative cooling at this data center campus, then additional infrastructure improvements and the development of non-potable water sources may be required at the Developer’s/Owner’s cost.
- The Authority has discussed with the developer possible routes for connecting the proposed development to the Authority’s public sanitary sewer system located on the campus of Mason Creek Elementary and Middle Schools. Some routes are along public right-of-way and others cross private properties. The Authority will require the developer to obtain easements from the property owners for any sewer crossing private property.

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: 22026-57 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	8	5	1
Advanced Life Support EMS Unit	8	5	1
Aerial Fire Apparatus	10	13	8.4

*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: _____ 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.

See page 2 for further comments.

[Signature]

6/16/26

Tyson Ed.

The existing response stations are undersized and lack the necessary equipment to adequately serve a facility of this scope. The Fire Department recommends the construction of a new fire station, strategically positioned between stations 4 and 8. This new station would house a fire engine, a 100-foot aerial apparatus, and potentially a medical unit to address the increasing volume of medical calls in the area. Any concerns please contact the fire marshal Jay Williford at 404-535-0259

Z 2025-77

Impact Study

Douglas County Sheriff's Office- Response

There is adequate law enforcement in the area "TODAY." Please understand this question deals with the current status of the number of citizens and businesses we are dealing with at the present time. Future impact on services will be dictated by continued growth of the population, additionally large Apartment complexes, housing developments, Data Centers, Warehouses and Commercial businesses which appears to continue to be built. In order to provide the expected public safety services to our citizens and future residents it will come with a huge financial cost over the next few years for Douglas County.

Estimated time of arrival on NON-emergency calls "TODAY" IS APPROXIMATELY 15-20 minutes, depending on several factors, time of the day, traffic conditions, proximity of deputy to call, number of deputies working that day as well as pending calls that receive priority because of the nature of the call. Response time will increase as more people move into Douglas County, Roadways become congested because of increase in commercial, industrial and citizen vehicular traffic.

We are filling our vacant positions with new officers. The new mandate requires deputy recruits to attend a 20- week academy. The new officers then go through field training which consists of another 12 weeks before they are on their own able to patrol. Today we are approximately 9 jailers short which is equivalent to being short 2 employees per shift. Since last impact study we are down 1 patrol deputies. Additionally, 3- short in communications, 9- court services, 4 investigators, 1-training, 1- civil, 1 scope deputy, 2- road crew, 2- special operations. Total of 32 vacant positions. The Sheriff's Office will need an ESTIMATED 25 new or more positions department wide once all these housing developments, Data Centers, Warehouses, industrial buildings and commercial businesses open. Traffic conditions will worsen because of more vehicular traffic. The infrastructure should have been developed first before allowing warehouses, apartment complexes, data centers and commercial growth.

Future needs anticipated between 25 or more employee's department wide in the next 4 years to include patrol deputies, jailers, Investigators, traffic officers after completion of all developments and citizens occupy newly constructed residential areas, warehouses and commercial businesses and failed infrastructure.

I have emphasized to the Sheriff and the Chief Deputy that in 2026 we need to request a minimum of 10 new positions. Most all these positions, we will need to factor in vehicles, uniforms, radios and equipment. I expect the cost of salaries, benefits, uniforms equipment and cars to be approximately \$2,000,0000 a year. This will be a reoccurring cost that will continue to increase the budget each year.

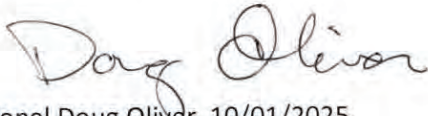
Impact

East Village Dothan, LLC -PROPOSED DATA CENTER 700.69 AC DOUGLAS COUNTY, GA

Liberty Road & Poole Rd. Zone from RA- TO LI

- I have examined this area as well as the impact that it will make to the community. The enormous size of this proposed complex will be over whelming to the citizens of Douglas County and Villa Rica. This will potentially affect all residents in the Mirror lake community 5,000- 6,000 as well as the 1,000's of residents that reside in the subdivisions across from the proposed development.
- This development would be the SINGLE LARGEST in Douglas County, Ga with at least 11 buildings totaling 6 million 220 thousand square feet over 736 Ac. The volume of traffic would increase substantially to the point numerous traffic accidents and serious injuries to the citizens would be anticipated. The roadways and the main artery (I-20) to and from Metro Atlanta are not designed or regulated to accommodate that volume of traffic in this area. These off ramps are all ready backing up during peak hours and causing accidents because of the continued increase in vehicular traffic. Potentially this would generate several thousand more motorists daily entering onto liberty road. This area is already congested because of the current businesses to include the truck stop.
- Such a complex would need 24- hour security force made up by numerous TRAINED and ARMED security guards, the complex would need to be fenced in with such security measures to make it impregnable as it would be very vulnerable because of the size. Example: Georgia Power complex on Douglas Hills employees at least 3- armed security guards 24- hours a day that utilize motorized vehicles to patrol property on 100 Ac. A comprehensive security study would be expected by Douglas County to include the amount of traffic anticipated, security concerns , cost of the infrastructure to include roadway improvements, Utility infrastructure cost that will be passed onto Douglas County Citizens, The power drain it will have on the existing utility infrastructure, the noise level several hundred backup generators will have on the community that resides south of the proposed development as well as the cost and strain these facilities place on public safety when a breach or fire occurs.
- Based on the continuation of Data Centers being approved in Douglas County especially one of this magnitude you must anticipate a drain of electricity ultimately affecting the citizens and residential communities of Douglas County.
- Sources within power community suggest it would be wise for residents to have backup generators for their homes.
- A development in Douglas County north of this development is currently in the process of developing supplemental power for anticipated power drains that they can sell electricity back as it will be at a higher rate I anticipate. Many elderly Douglas County residents are dependent on electricity for various health reasons. In addition, Douglas County has numerous senior living communities.
- A facility such as this would take several years to complete and the commercial traffic to include large trucks entering into those areas will be over whelming for public safety and the residents to deal with. The roadway infrastructure is not present. This should be the first consideration.
- EACH ITEM THAT I LISTED IS A PUBLIC SAFETY CONCERN.

A facility such as this needs A MORE COMPRHENSIVE STUDY BEFORE BEING DECIDED BY A FEW PEOPLE . Many considerations need to be factored in prior to zoning changes.

A handwritten signature in dark ink, reading "Doug Oliver". The signature is written in a cursive, flowing style. The "D" is large and loops around the "oug". The "O" in "Oliver" is also large and loops around the "liver".

Colonel Doug Oliver 10/01/2025

EAST VILLAGE DOTHAN

Proposed Data Center Campus — Douglas County, Georgia

AT A GLANCE

Total Acreage: ~704 acres (668 acres in unincorporated Douglas County)

Open Space Retained: ~574 acres (81.6%) — including ~257 acres of conservation land

Impervious Cover: Only 18.4% (well below the 25% maximum allowed)

Buildings: Five two-story data center buildings; ~4.5 million SF total

Estimated Jobs: 200–300 permanent; 1,000+ peak construction jobs over phased build-out

Traffic: minimal traffic

1. What Is Being Proposed?

East Village Dothan, LLC proposes a data center campus on ~704 acres bounded by Liberty Road, W. Tyson Road, Suddeth Road, and I-20. Data centers store and process data powering everyday services—email, banking, telemedicine, streaming, social media and other applications, and e-commerce—as well as homeland security and AI systems. They require minimal daily staffing and generate no manufacturing or heavy-truck traffic.

2. What Is Being Requested

Rezoning to Planned Unit Development (PUD) — a unified development governed by binding site plans

Future Land Use Map Amendment from “Rural Places” to “Commerce Center”

Special Use Permit for the substations and data center buildings exceeding 50,000 SF

If approved, the rezoning is conditioned on the submitted site plan. Any changes require Board of Commissioners approval.

3. What Will Be Built

- Five **two-story** data center buildings (~4.5 million SF total)
- Flex/local business space (~33,000 SF)
- Two substations & one switch station
- Walking/nature trails and conservation land
- Historic pavilion and barn maintained

4. Setbacks & Distance from Homes

Required buffers maintained:

- 75' County impervious setback
- 50' County buffer
- 25' State buffer

Distance from homes: Buildings are **575+ feet minimum** from the nearest residential building (up to **~1,230 feet** in some locations). Over 574 acres of open space and mature tree buffers provide additional separation.

5. Conservation & Open Space

574 acres (81.6%) retained as open space, including **~257 acres of conservation land**. Nature trails will be open to the community. Impervious cover is only 18.4%—well below the 25% maximum.

6. Traffic, Schools & Fire

Traffic: Minimal traffic impacts

Schools: No impact (data centers generate no school-age children)

Fire/Security: Sophisticated internal fire-suppression systems

7. Water Usage

The project uses a **closed-loop cooling system**, significantly reducing water consumption compared to antiquated cooling methods.

8. Economic Benefits & Jobs

200–300 permanent jobs

1,000+ construction jobs over 6–8 year phased build-out

Expands tax base while generating minimal public service demand

9. Power & Ratepayer Protections

The **Georgia Public Service Commission (PSC)** has enacted regulations ensuring **data centers pay their own infrastructure costs**—not residential ratepayers. Georgia Power base rates are **frozen through 2028**. Georgia Power has also agreed to financially backstop large-load projects through 2031, so **existing customers are not subsidizing new demand**. The applicant will construct its own substations and comply with all large-load customer requirements under the current regulatory structure.



PAPE-DAWSON company
TEL 770.452.7849 FAX 770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LANDSCAPE
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE



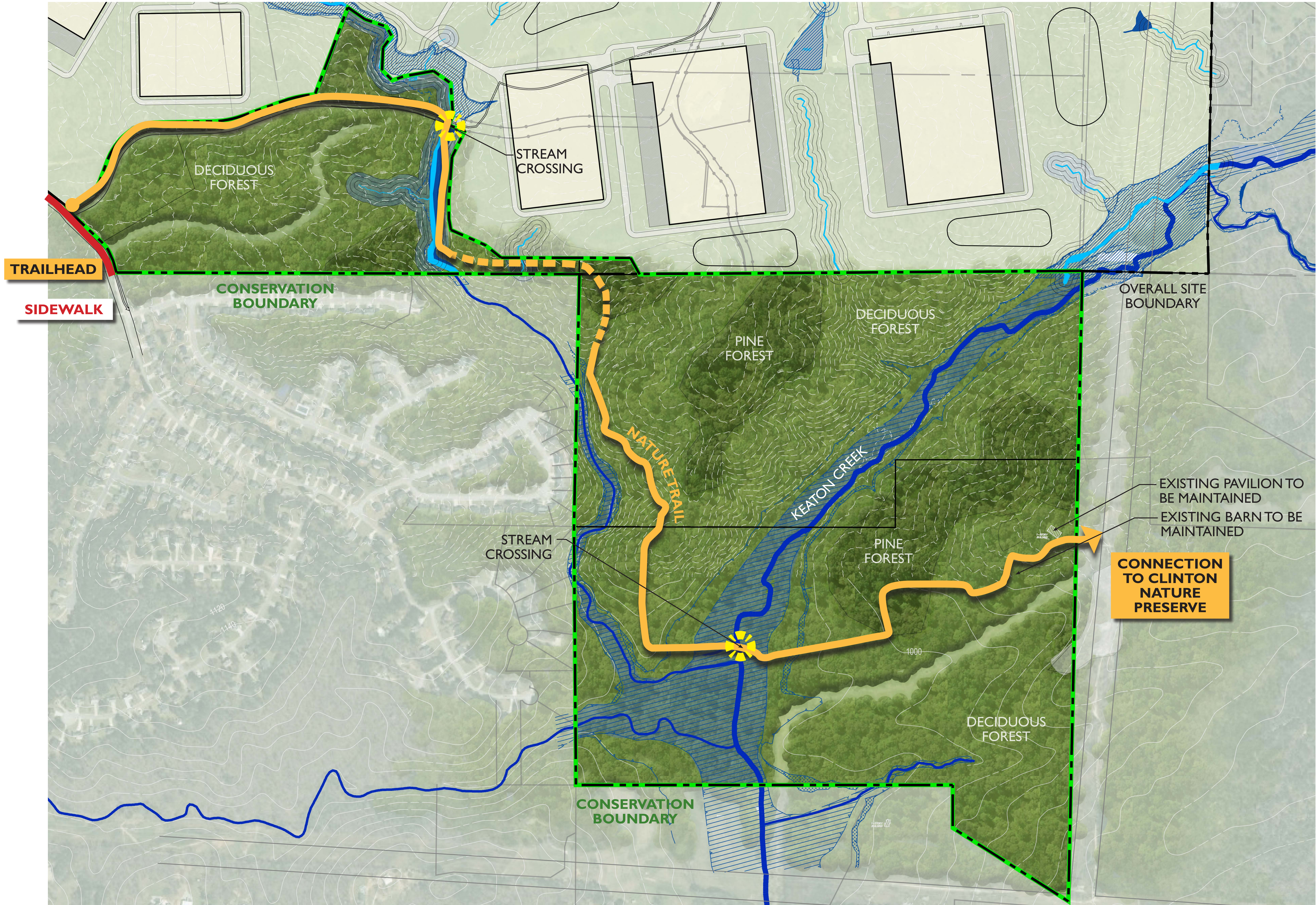
edgeconnex
HICKMAN PROPERTY
VILLA RICA
DOUGLAS COUNTY
GEORGIA

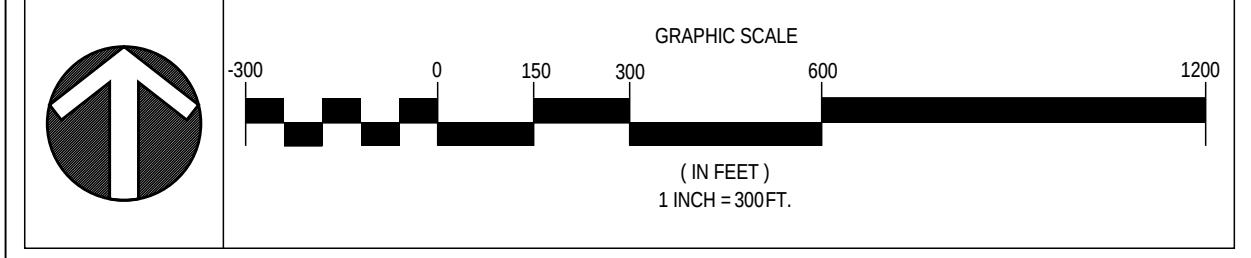
[illegible]REZONING
SITE PLAN

24-029

ZONING
NOT ISSUED FOR
CONSTRUCTION

5/10/2018 2:20 PM 24-079 McMan Property - 1818 Rice St. Drawing 24-079 100% Bldg. 01818.C 01818.dwg May 22, 2018







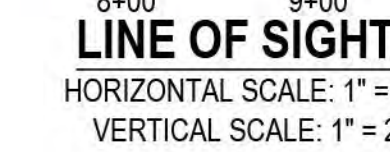
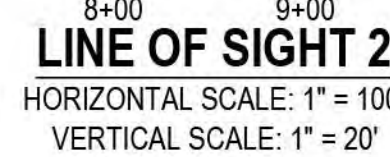
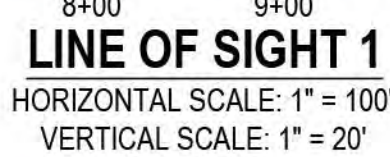
REVISION

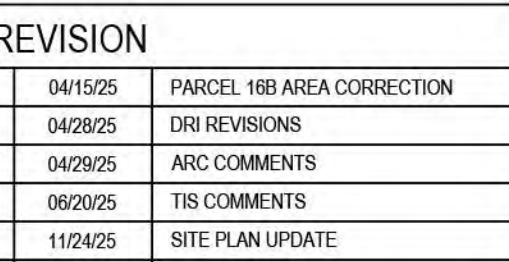
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SCALE	12/16/24
DATE:	
DRAWN BY:	W GREER
PROJECT ENGINEER:	W REED
CHECKED BY:	W REED

24-029

NOT ISSUED FOR
CONSTRUCTION



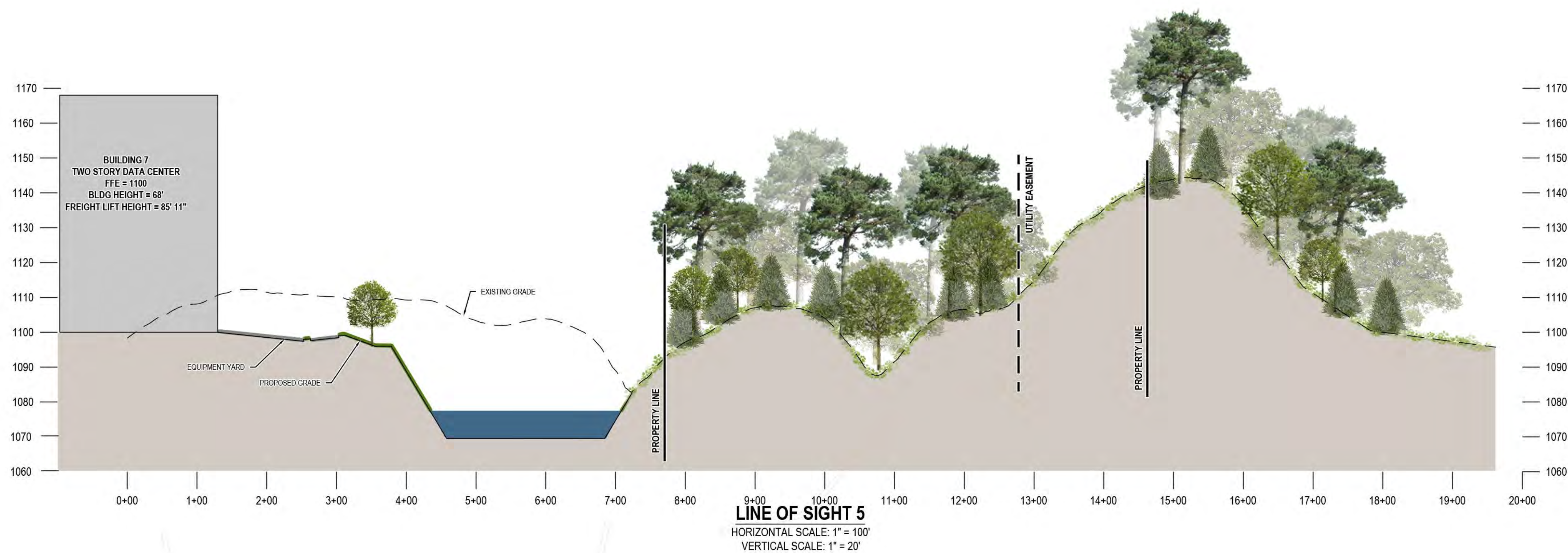
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SCALE	
DATE:	12/18/04
DRAWN BY:	W GREER
PROJECT ENGINEER:	W REED
QA/QC REVIEWER:	W REED

24-029

KEYWORDS:

NOT ISSUED FOR
CONSTRUCTION



RENDERS

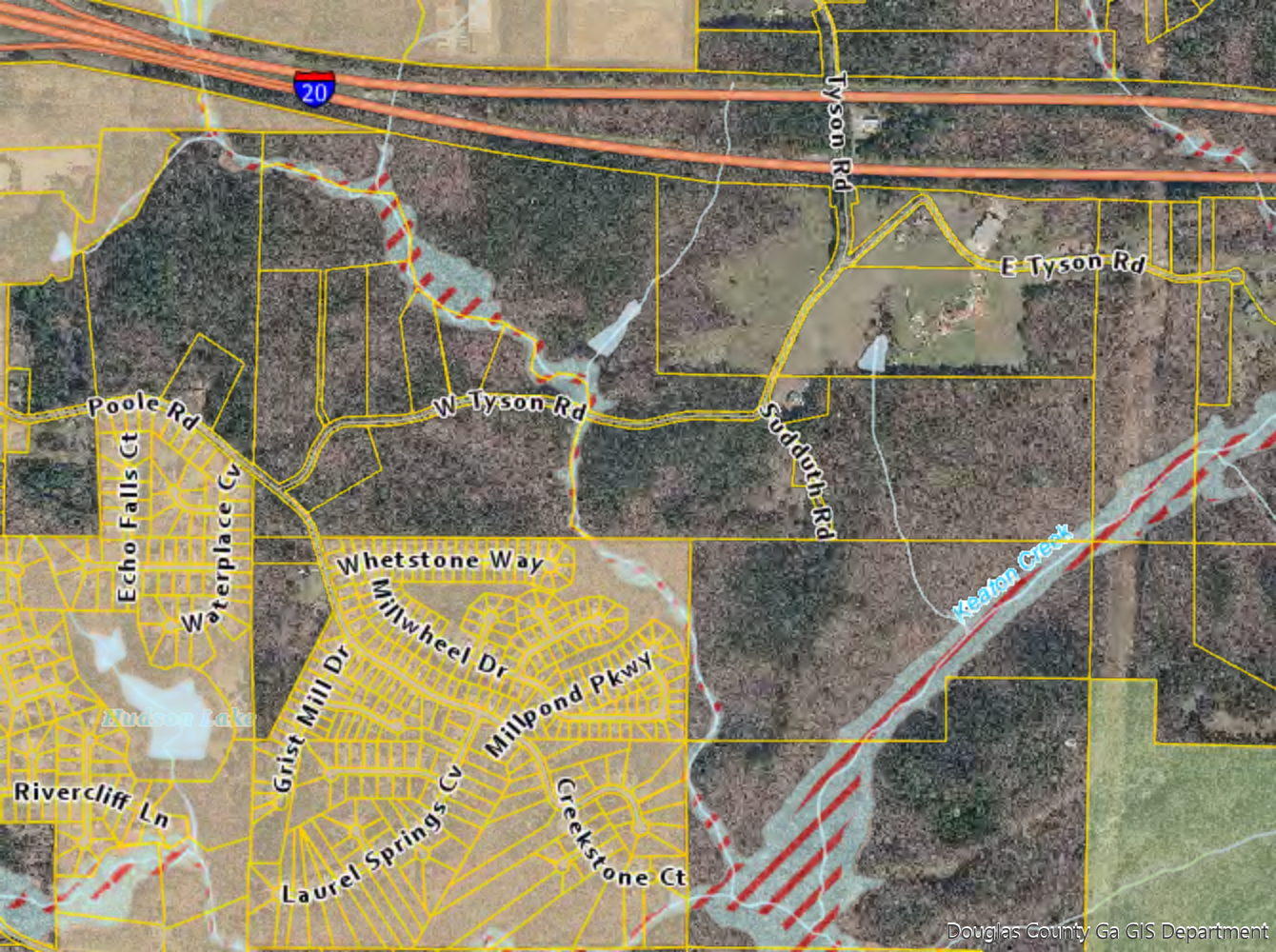


These renderings were not done for the Keaton Creek project but simply reflect the common design characteristics of ECX data centers.

RENDERS



These renderings were not done for the Keaton Creek project but simply reflect the common design characteristics of ECX data centers.



20

Tyson Rd

E Tyson Rd

Poole Rd

W Tyson Rd

Sudduth Rd

Echo Falls Ct

Waterplace Cv

Whetstone Way

Millwheel Dr

Millpond Pkwy

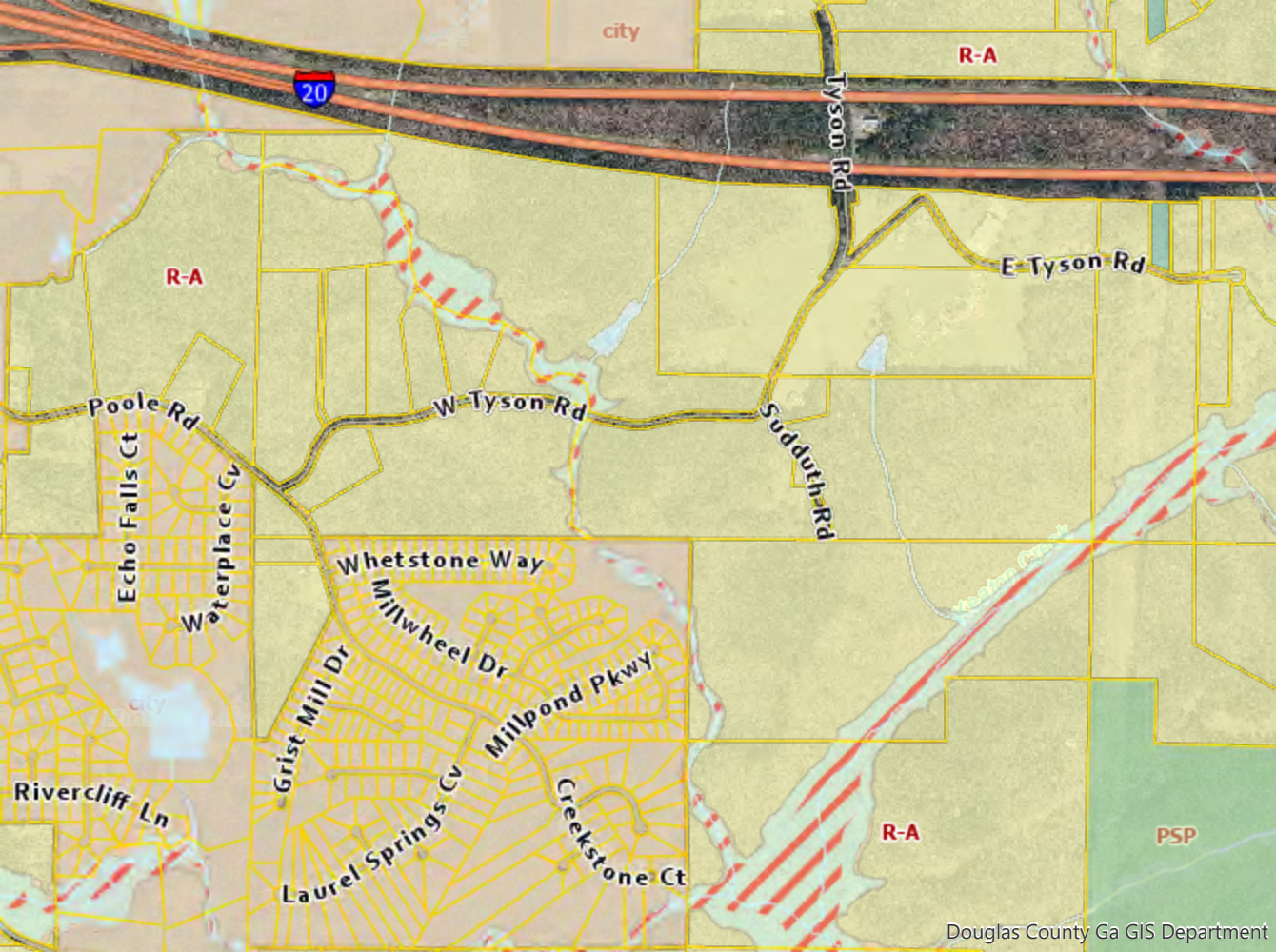
Grist Mill Dr

Laurel Springs Cv

Creekstone Ct

Hudson Lake

Rivercliff Ln







Regional Review Finding

Development of Regional Impact

DATE: July 28, 2025

TO: Chairwoman Romona Jackson Jones, Douglas County

ATTN TO: Austin Cronan, *Zoning Administrator*, Douglas County

FROM: Mike Alexander, COO, Atlanta Regional Commission

RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the project's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Final Report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Hickman Property DRI 4422

Submitting Local Government: Douglas County

Date Opened: July 11, 2025

Date Closed: July 28, 2025

Description: A regional DRI review of a proposal to construct a project with 6,220,000 SF of data center space in eleven buildings along with 66,000 SF of warehouse/distribution space in three buildings on a currently mostly wooded 736-acre site of which 700 acres falls within Douglas County and 36 acres falls within the City of Villa Rica generally located south of I-20 and east of Liberty Road.

Key Comments:

The project is not aligned with applicable Established Suburbs growth policy recommendations which emphasize the importance of preserving single-family neighborhoods and achieving limited infill new development and redevelopment of underutilized or obsolete properties.

The retention of 538 acres of natural open space with wetlands and streams is strongly supportive of regional environmental policies. Efforts should be made to provide for the proper future management of this important natural area.

The project is expected to generate approximately 6,456 daily new vehicular trips. A number of roadway improvements to mitigate these trips are proposed.

The property is located in the Dog River Water Supply Watershed for which Douglas County has adopted specific protection measures related to stream buffers and impervious surface maximum limits. The project should comply with all applicable State and County requirements intended to protect critical regional water supplies.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation, or designations, to all areas in the region. This location is designated as Established Suburbs; corresponding growth policy recommendations are detailed at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation and Mobility comments are attached. The proposal is partially consistent with ARC's Metropolitan Transportation Plan. Vehicular impacts have been accounted for, but the use of the project is not supportive of transit ridership or multimodal uses. There are no bike, pedestrian, or EV accommodations, aside from the multiuse path through the back of the site. This path should be prioritized along with environmental integrity in and around the site.

The project is expected to generate approximately 6,456 daily new vehicular trips. A number of roadway improvements to mitigate these trips are proposed.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, 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.

ARC Natural Resources Group Comments

ARC's Natural Resource comments area attached. The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by Douglasville-Douglas County Water and Sewer Authority of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that Douglasville-Douglas County Water and Sewer Authority require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

Drought Management Planning

ARC recommends that Douglasville-Douglas County Water & Sewer Authority review its existing Drought Management Plan and update as needed to account for the prioritized water management requirements of data centers. Having a planned and organized drought response may help delay or avoid the need to implement more stringent water use restrictions and avoid harmful economic hardships.

Watershed Protection

The project property is located in the portion of the Chattahoochee River watershed that drains into the Chattahoochee River Corridor, but it is not within the 2000-foot Chattahoochee River Corridor and is not subject to the requirements of the Metropolitan River Protection Act or the Chattahoochee Corridor Plan. This portion of the watershed drains into the Chattahoochee downstream of the existing public water supply intakes on the Chattahoochee as well as the proposed Bear Creek intake in Chattahoochee Hills. However, the proposed intake, currently under construction, in Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the proposed Coweta public water supply intake on the Chattahoochee.

The property is also located in the Dog River Water Supply Watershed, which is a small (less than 100 square miles) water supply watershed as defined under the Part 5 Criteria of the 1989 Georgia Planning Act.

The Part 5 Criteria for small water supply watersheds have specific requirements including buffers along flowing streams and impervious surface limits for the entire watershed but allows local governments to develop alternate criteria. Douglas County, in Section 906 -Watershed Protection Overlay District of the County Unified Development Code (UDC), has developed protection criteria for watersheds in the County including Dog River.

The Dog River watershed is divided into a primary protection area and a secondary protection area in the upper reaches of the watershed. It is ARC staff understanding that the Douglasville-Douglas County Water and Sewer Authority has determined that the project is in the secondary protection area.

The Dog River secondary protection area includes a 25 percent impervious surface maximum in that portion of the watershed as well as a 50-foot undisturbed buffer and 75-foot impervious surface setback on regulated streams. Part 903(b) of the UDC defines regulated streams as all streams shown as perennial or intermittent (solid or dashed lines) on USGS quad sheets or that show one or more characteristics of a stream as determined by the County Development Services Director based on data analysis and/or field review:

(1) Evidence of significant water flow along the channel or bed of the watercourse, characterized by one or more of the following: hydraulically sorted sediments; scouring of vegetation and vegetative litter; and loosely rooted vegetation caused by the action of moving water.

(2) Evidence of hydric soils, hydrophytic vegetation, or wetlands in or around the channel or bed of the watercourse.

Stream Buffers

The USGS coverage for the project area and the submitted site plan both show an unnamed blue-line tributary of Keaton Creek, which in turn is a tributary to Dog River, running roughly northwest to southeast through the developed portion of the proposed project property along with two intermittent tributaries on the north side of the unnamed stream. The USGS coverage and the site plan also show Keaton Creek running from northeast to southwest across the eastern end of the developed portion of the proposed project and into the conservation area in the southeastern portion of the property. The site plan also shows several unmapped short tributaries and unconnected stream stubs across the proposed developed portion of the project property. The County 50-foot undisturbed buffer and 75-foot impervious setback as well as the State 25-foot Sediment and Erosion Control buffer are identified and shown on all the streams in the developed portion of the project. Other than existing utility easement crossings, the only intrusions into the buffers are two road crossings which are allowed under the County stream buffer requirements.

Floodplain

The FEMA coverage for the project area shows 100 -year floodplain areas along the unnamed tributary and Keaton Creek. The FEMA floodplain is shown on the proposed site plan, and the only intrusions are the two transportation crossings referenced under Stream Buffers.

Environmental Comments

The retention of 538 acres of natural open space with wetlands and streams is strongly supportive of regional environmental policies. Efforts should be made to provide for the proper ongoing management of this important natural area.

Incorporation of green stormwater and heat island mitigation designs - such as additional curbside tree islands in parking lots - where possible would be supportive of regional environmental policies.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

GDOT Aviation Comments

GDOT Aviation comments are attached.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

The project is not aligned with Established Suburbs recommendations in that it is primarily a greenfield development that does not reinforce or upgrade suburban mixed-use development patterns. The project's retention of a large amount of natural greenspace is supportive of regional environmental policies. Douglas County and City of Villa Rica leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, neighborhoods, land uses, and natural systems are attached.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission	Georgia Department of Natural Resource	Georgia Department of Community Affairs
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation
Georgia Environmental Finance Authority	Georgia Conservancy	Douglas County
City of Villa Rica		

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.

This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

DRI #4422

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Douglas

Individual completing form: Austin Cronan

Telephone: 678-838-2060

E-mail: acronan@douglascountyga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Hickman Property

Location (Street Address, Land Lot(s): 0116, 0141, 0142, 0143, District: 02, Section: 5, Parcel(s): 0116-025-0001, GPS Coordinates, or Legal 0116-025-00 Land Lot Description):

Brief Description of Project: Rezoning from Residential-Agricultural and Special Use Permit to allow development of 700.69 acres in Douglas County (site also includes 35.47 acres in the City of Villa Rica) for 11 data center buildings (10 located in unincorporated Douglas County and 1 located within the city limits of the City of Villa Rica) (comprising 6,220,000 sq. ft. of development) and 3 single-docked warehouses (2 located in unincorporated Douglas County and 1 located within the city limits of the City of Villa Rica (comprising 66,000 sq. ft.).

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☐ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☒ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 6,220,000 sq. ft. (data center); 66,000 sq. ft. (single-docked warehouse)

Developer: East Village Dothan, LLC

Mailing Address: 4462 Paces Battle, NW

Address 2: N/A

City: Atlanta State: GA Zip: 30327

Telephone: 404-275-0503

Email: jamesfhickman@yahoo.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: WTP INVESTMENTS, LLC & DANIELLE'S VINTAGE MEMORIES, INC. (01430250015), LONG VALLEY, INC. (014302500)

Is the proposed project entirely located within your local government's jurisdiction?

(not selected)

Yes

No

If no, in what additional jurisdictions is the project located?

City of Villa Rica

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)

Yes

No

If yes, provide the following information:

Project Name: N/A

Project ID:

The initial action being requested of the local government for this project:

Rezoning

Variance

Sewer

Water

Permit

Other

N/A

Is this project a phase or part of a larger overall project?

(not selected)

Yes

No

If yes, what percent of the overall project does this project/phase represent?

N/A

Estimated Project Completion Dates:

This project/phase: Not Disclosed

Overall project: Not Disclosed

Back to Top



Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #4422**

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Douglas

Individual completing form: Austin Cronan

Telephone: 678-838-2060

Email: acronan@douglascountygga.gov

Project Information

Name of Proposed Project: Hickman Property

DRI ID Number: 4422

Developer/Applicant: East Village Dothan, LLC

Telephone: 404-275-0503

Email(s): jamesfhickman@yahoo.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) ☐ (not selected) ☒ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA? ☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$24.9 billion at full build out

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: +/- \$80-90 million at full build-out/stabilization

Is the regional work force sufficient to fill the demand created by the proposed project? ☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc):

There are several single-family residences and a horse farm on the existing site property.

Water Supply

Name of water supply provider for this site: Douglas County WSA

What is the estimated water supply demand to be generated by the project, 0.1 MGD

measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

0.62 miles

Wastewater Disposal

Name of wastewater treatment provider for this site:

Douglas County WSA

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.09 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

3.3 miles

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

852 AM, 709 PM

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below:

Right-Turn Lane on Liberty Road at Buildings 1-8 Access, Left-Turn Lane on Liberty Road at Buildings 1-8 Access

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

5,000

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

22.9%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
Storm water ponds will be utilized on the site to control and treat storm water runoff. Additionally, bioretention will be utilized to provide runoff reduction. Existing stream buffers will be preserved.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

☐ (not selected) ☒ Yes ☐ No
2. Significant groundwater recharge areas?

☐ (not selected) ☐ Yes ☒ No
3. Wetlands?

☐ (not selected) ☒ Yes ☐ No
4. Protected mountains?

☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors?

☐ (not selected) ☐ Yes ☒ No
6. Floodplains?

☐ (not selected) ☒ Yes ☐ No
7. Historic resources?

☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources?

☐ (not selected) ☐ Yes ☒ No

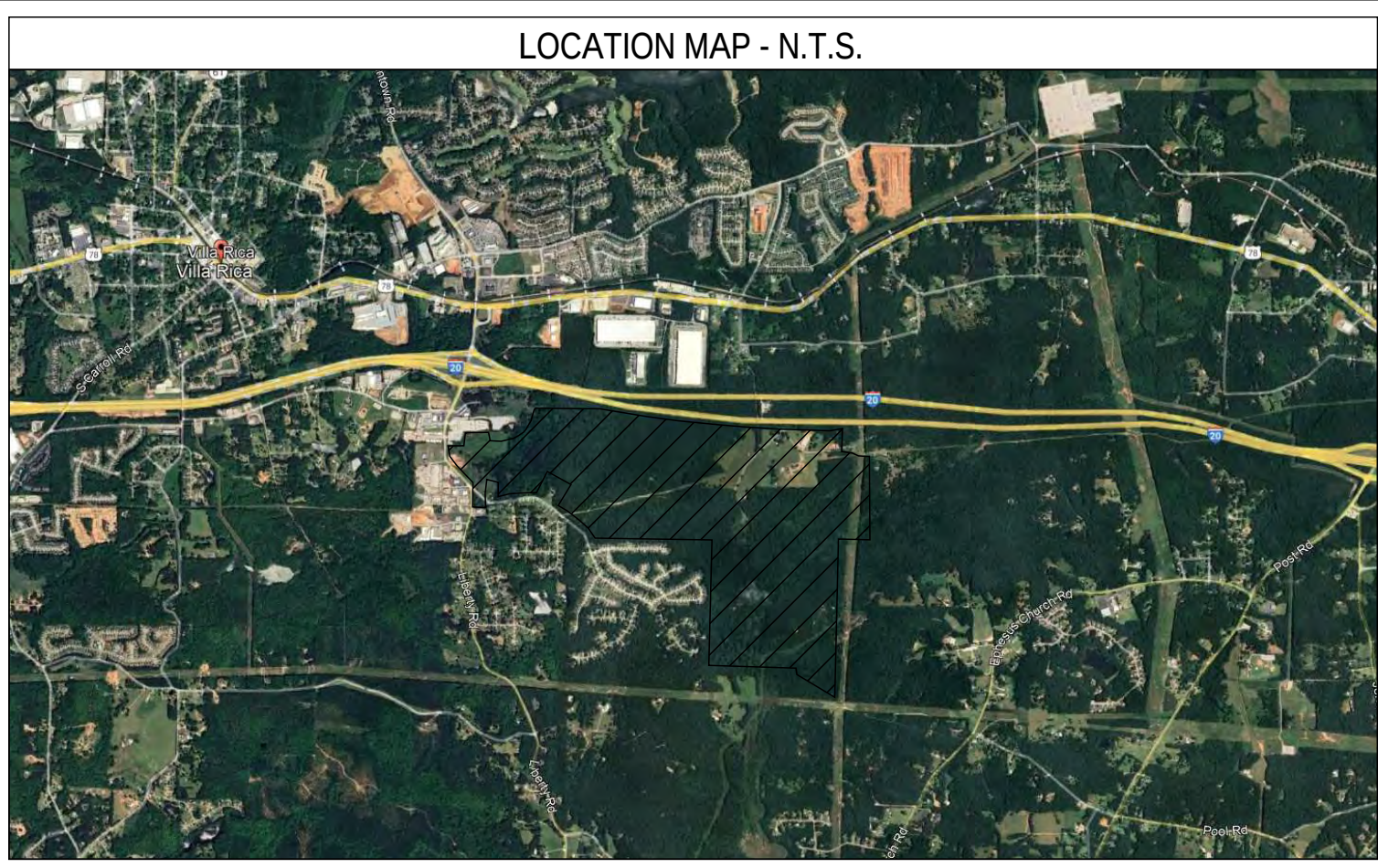
If you answered yes to any question above, describe how the identified resource(s) may be affected:
The project is located in the Dog River secondary basin. The project is meeting the maximum 25% impervious threshold for the basin. There are wetlands and floodplain on the site that are being avoided. There are two proposed stream crossings that will require permitting with the USACE.

Submit Application

Save without Submitting

Cancel

[Back to Top](#)



LANDSCAPE ARCHITECTURE

HICKMAN PROPERTY
VILLA RICA
DOUGLAS COUNTY
GEORGIA

[illegible]DRI #4422
SITE PLAN

EBERLY PROJECT NUMBER:

24-029

SHEET NUMBER:

DRI
NOT ISSUED FOR
CONSTRUCTION

#	OWNER	PARCEL ID	ACREAGE	ZONING
1	DICKINSON INVESTMENTS, L.L.P.	1430250060	21.07	I1 - VILLA RICA
2	RUSSELL, H. SCOTT	1430250004	9.67	I1 - VILLA RICA
3	WTP INVESTMENTS, LLC	1430250015	12.61	R-A DOUGLAS COUNTY
4	LONG VALLEY, INC.	1430250014	45.47	R-A DOUGLAS COUNTY
4a	JAMES DONALD & DONNA J. CAMP	1430250007	2.00	R-A DOUGLAS COUNTY
4b	BENCHMARK UNITED, INC.	1460250014	4.73	C2 - VILLA RICA
5	JOSHUA LEE VAUGHN	1420250008	16.43	R-A DOUGLAS COUNTY
6	JOSHUA LEE VAUGHN	1420250007	15.63	R-A DOUGLAS COUNTY
7	JOSHUA LEE VAUGHN	1420250009	8.00	R-A DOUGLAS COUNTY
8	JOSHUA LEE VAUGHN	1420250010	7.90	R-A DOUGLAS COUNTY
9	THOMAS & BETHANY SHIELDS	1420250011	5.00	R-A DOUGLAS COUNTY
10	THOMAS & BETHANY SHIELDS	1420250012	5.00	R-A DOUGLAS COUNTY
11	ARPIT REALTY, LLC	1420250006	5.20	R-A DOUGLAS COUNTY
12	ARPIT REALTY, LLC	1402500004	34.72	R-A DOUGLAS COUNTY
13	ARGONNE GROUP PARTNERS, L.P.	1420250003	75.73	R-A DOUGLAS COUNTY
14	ARGONNE GROUP PARTNERS, L.P.	1420250002	32.66	R-A DOUGLAS COUNTY
15	ARGONNE GROUP PARTNERS, L.P.	1410250003	0.57	R-A DOUGLAS COUNTY
16a	FLAT GET IT FARM, INC.	1410250004	37.38	R-A DOUGLAS COUNTY
16b	FLAT GET IT FARM, INC.	1410250004	14.66	R-A DOUGLAS COUNTY
17	HICKMAN, LYNDA M.	1410250005	5.00	R-A DOUGLAS COUNTY
18	FLAT GET IT FARM, INC.	1410250001	40.18	R-A DOUGLAS COUNTY
19	GRIZZLE, G. TATE & ASHLEY HICKMAN	1410250006	3.00	R-A DOUGLAS COUNTY
20	FLAT GET IT FARM, INC.	1410250002	54.91	R-A DOUGLAS COUNTY
21	FLAT GET IT FARM, INC.	1400250006	33.77	R-A DOUGLAS COUNTY
22	FIRST BAPTIST CHURCH OF ATLANTA	1160250002	103.75	R-A DOUGLAS COUNTY
23	FIRST BAPTIST CHURCH OF ATLANTA	1160250001	103.75	R-A DOUGLAS COUNTY

HICKMAN PROPERTY DRI
Douglas County
Natural Resources Review Comments
July 25, 2025

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes may create a large peak demand from the Douglasville-Douglas County Water and Sewer Authority. The application proposes 0.1 MGD of water supply demand and 0.09 MGD of estimated sewage flow generated by the project. It is not stated in the application whether these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by Douglasville-Douglas County Water and Sewer Authority of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that Douglasville-Douglas County Water and Sewer Authority require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

Drought Management Planning

ARC recommends that Douglasville-Douglas County Water & Sewer Authority review its existing Drought Management Plan and update as needed to account for the prioritized water management requirements of data centers. Having a planned and organized drought response may help delay or avoid the need to implement more stringent water use restrictions and avoid harmful economic hardships.

Additional Water Resources Comments

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Department has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the portion of the Chattahoochee River watershed that drains into the Chattahoochee River Corridor, but it is not within the 2000-foot Chattahoochee River Corridor and is not subject to the requirements of the Metropolitan River Protection Act or the Chattahoochee Corridor Plan. This portion of the watershed drains into the Chattahoochee downstream of the existing public water supply intakes on the Chattahoochee as well as the proposed Bear Creek intake in Chattahoochee Hills. However, the proposed intake, currently under construction, in Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the proposed Coweta public water supply intake on the Chattahoochee.

The property is also located in the Dog River Water Supply Watershed, which is a small (less than 100 square miles) water supply watershed as defined under the Part 5 Criteria of the 1989 Georgia Planning Act.

Hickman Property DRI
ARC Natural Resources Comments
Page Two
July 25, 2025

The Part 5 Criteria for small water supply watersheds have specific requirements including buffers along flowing streams and impervious surface limits for the entire watershed but allows local governments to develop alternate criteria. Douglas County, in Section 906 -Watershed Protection Overlay District of the County Unified Development Code (UDC), has developed protection criteria for watersheds in the County including Dog River. The Dog River watershed is divided into a primary protection area and a secondary protection area in the upper reaches of the watershed. It is ARC staff understanding that the Douglasville-Douglas County Water and Sewer Authority has determined that the project is in the secondary protection area.

The Dog River secondary protection area includes a 25 percent impervious surface maximum in that portion of the watershed as well as a 50-foot undisturbed buffer and 75-foot impervious surface setback on regulated streams. Part 903(b) of the UDC defines regulated streams as all streams shown as perennial or intermittent (solid or dashed lines) on USGS quad sheets or that show one or more characteristics of a stream as determined by the County Development Services Director based on data analysis and/or field review:

- (1) Evidence of significant water flow along the channel or bed of the watercourse, characterized by one or more of the following: hydraulically sorted sediments; scouring of vegetation and vegetative litter; and loosely rooted vegetation caused by the action of moving water.
- (2) Evidence of hydric soils, hydrophytic vegetation, or wetlands in or around the channel or bed of the watercourse.

Stream Buffers

The USGS coverage for the project area and the submitted site plan both show an unnamed blue-line tributary of Keaton Creek, which in turn is a tributary to Dog River, running roughly northwest to southeast through the developed portion of the proposed project property along with two intermittent tributaries on the north side of the unnamed stream. The USGS coverage and the site plan also show Keaton Creek running from northeast to southwest across the eastern end of the developed portion of the proposed project and into the conservation area in the southeastern portion of the property. The site plan also shows several unmapped short tributaries and unconnected stream stubs across the proposed developed portion of the project property. The County 50-foot undisturbed buffer and 75-foot impervious setback as well as the State 25-foot Sediment and Erosion Control buffer are identified and shown on all the streams in the developed portion of the project. Other than existing utility easement crossings, the only intrusions into the buffers are two road crossings which are allowed under the County stream buffer requirements.

Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Floodplain

The FEMA coverage for the project area shows 100 -year floodplain areas along the unnamed tributary and Keaton Creek. The FEMA floodplain is shown on the proposed site plan, and the only intrusions are the two transportation crossings referenced under Stream Buffers.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, methods, and runoff reduction practices sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3. Better site design for stormwater management includes several site design techniques such as preserving natural features and resources, effectively laying out the site elements to reduce impact, reducing the amount of impervious surfaces, and using natural features on the site for stormwater management. The aim is to reduce the environmental impact "footprint" of the site while retaining and enhancing the owner/developer's purpose and vision for the site.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Leverage Partnerships for Sustainability Opportunities

Given the large energy footprint required by data centers, ARC recommends Douglas County foster a partnership with data center developers and operators to support sustainable practices both on and offsite. Recognition and agreement on the incorporation of these practices can help to reduce or offset potential environmental impacts such as water demands, energy needs, stormwater quality/flooding, noise, and air quality.

Transmission Lines and Easement Needs

The high energy demands of data centers often require significant investments in power related infrastructure. Douglas County should work with the data center developer to understand what, if any, upgrades to power transmission infrastructure and necessary easements would be needed to support the initial and future power needs of the development in addition to the substations proposed in the two phases of this project.

Encourage Research and Innovation

ARC encourages Douglas County to inquire what, if any, research and development opportunities will be considered by the data center developer to advance improvements in energy and water efficiency which can alleviate strain on local resources.

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

Prepared by: Shelby Piccolo, ARC Transportation Access and Mobility Division

July 17, 2025

DRI INFORMATION

2025 Hickman Property DRI 4422

Douglas County, GA

METROPOLITAN TRANSPORTATION PLAN PROJECTS

Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

Yes, all MTP projects are considered.

REGIONAL NETWORKS

1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
☒ NO ☐ YES
With proposed improvements, capacity and circulation will be preserved.
2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
☒ NO ☐ YES
3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.
☒ NOT APPLICABLE
4. If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.
☒ NOT APPLICABLE

5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions.

☐ NOT APPLICABLE (nearest path or trail more than one mile away) Delete all fields below

☒ YES (provide additional information below)

Clinton Nature Preserve Trails

Distance .75 mi

Walking Access* Trails are not currently walkable from site. Proposed improvements include connections to Nature Preserve Trails via multi-use path. Both cyclists and pedestrians can use this path.

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?

Yes, the site plan provides for the construction of publicly accessible connections to adjacent parcels.

2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

Bike and pedestrian conditions are not accounted for. Though uses may not generate a substantial amount of bike and pedestrian movement, sidewalks and bike provisions should be considered for encouragement of alternative travel.

3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

Yes, truck movements are well-managed.

4. Does the site plan include provisions for electric vehicle charging?

No. There is a substantial amount of parking on the site for the intended use. Consider converting some spaces to EV charging spaces.

RECOMMENDATIONS

1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?

The proposal is partially consistent with ARC's MTP. Vehicular impacts have been accounted for, but the use of the project is not supportive of transit ridership or multimodal uses. There are no bike, pedestrian, or EV accommodations, aside from the multiuse path through the back of the site. This path should be prioritized along with environmental integrity in and around the site.

2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

Consider impact of project on surrounding residential areas and the environment. Provide additional bike and pedestrian connections where possible and convert some of the parking spaces into EV parking spaces.

From: [Hood, Alan C.](#)
To: [Donald Shockey](#)
Subject: RE: 2025 Hickman Property DRI 4422 - Preliminary Report and Comments Request
Date: Friday, July 25, 2025 10:04:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Donald,

This proposed 6,220,000 SF of data center space in eleven buildings along with 66,000 SF of warehouse/distribution space in three buildings on a currently mostly wooded 736-acre site of which 700 acres falls within Douglas County is 2.5 miles from the Stockmar Airport (20GA). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport as long as construction or construction equipment does not exceed 75' above ground level.

If any construction equipment or construction exceeds 75' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>). Those submissions for any buildings or associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs

600 West Peachtree Street NW

6th Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

From: Donald Shockey <DShockey@atlantaregional.org>

Sent: Friday, July 11, 2025 4:11 PM

To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West



NOTICE OF DECISION

To: Anna Roach, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Christian Schoen, GRTA
Kirk Fjelstul, GRTA

To: Douglas County
(via electronic mail and certified mail) East Village Dothan, LLC

From: Jannine Miller, GRTA Executive Director

Copy: Zane Grennell, DCA
(via electronic mail) Donald Shockey, ARC
Brittany Williams, SRTA/GRTA
Megan Wilson, GDOT D7
Landon Perry, GDOT D7
Travis McDonald, Douglas County
Allison Duncan, Douglas County
Bruce Mercer, Douglas County
Emma Polhemus, MARTA
Liston Mehserle, MARTA

Josh Pruitt, NV5
Ericka Becker, NV5
Eberly and Associates
James Hickman, East Village
Dothan, LLC

Date: September 2nd, 2025

RE: Notice of Decision for DRI # 4422 Hickman Property

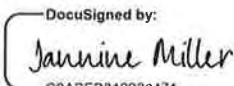
Notice of Decision for Request for Non-Expedited Review of DRI # 4422 Hickman Property

The purpose of this notice is to inform East Village Dothan, LLC (the Applicant) and Douglas County (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) **DRI # 4422 Hickman Property** (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on June 30th, 2025. The review package includes: the site development plan (Site Plan) dated December 18th, 2024, titled "Hickman Property Villa Rica" prepared by Eberly & Associates, the Transportation Study dated June 27th, 2025, prepared by NV5 received by GRTA on June 30th, 2025, and the DCA Initial and Additional forms filed on March 14th, 2025, and June 26th, 2025.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:

C2ABEB312926471...

Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Developer and local jurisdiction shall coordinate with local transit agencies to determine necessary transit impacts and improvements.
- Developer shall construct an eight-foot-wide paved shared-use path along the project frontage, generally consistent with the alignment depicted on the site plan submitted as part of the DRI review package.
 - The path shall be designed and constructed in accordance with local and state standards for multi-use trails; and subject to approval by Douglas County, the City of Villa Rica, and any other applicable regulatory authority.
 - The path shall incorporate a minimum of two internal access points connecting the path to internal drives, sidewalks, or pedestrian circulation areas within the development. The access points shall be coordinated with County staff during final site design and permitting to support safe and functional internal pedestrian connectivity.
 - The path shall provide reasonable provision for future connectivity to adjacent properties and/or public rights-of-way by including stub-outs, easements, or other design accommodations, subject to approval of Douglas County. Nothing herein shall preclude the County or applicable jurisdiction from modifying the path alignment, design standards, or implementation phasing during review as necessary to ensure consistency with adopted plans, engineering criteria, and intergovernmental coordination.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Tyson Road and Building 9 Access/Buildings 10-11 Access

- Side-street stop control on Building 9 Access/Buildings 10-11 Access
- Single-lane approach and departure lanes on Building 9 Access/Buildings 10-11 Access

Liberty Road and private driveway/Buildings 1-8 Access

- Side-street stop control on Buildings 1-8 Access
- Single-lane departure on Buildings 1-8 Access
- Separate left-through and right-turn approach lanes on Buildings 1-8 Access with 125' of full-width storage and 50' of taper on the right-turn approach lane
- Right-turn deceleration lane along Liberty Road at Buildings 1-8 Access
- Left-turn Lane along Liberty Road at Buildings 1-8 Access

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All "Proposed Conditions of Approval to GRTA Notice of Decision" set forth in Attachment A are provided.

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, uses, and existing and future pedestrian access points.
- Developer and local jurisdiction shall coordinate with local transit agencies to determine necessary transit impacts and improvements.
- Developer shall construct an eight-foot-wide paved shared-use path along the project frontage, generally consistent with the alignment depicted on the site plan submitted as part of the DRI review package.
 - The path shall be designed and constructed in accordance with local and state standards for multi-use trails; and subject to approval by Douglas County, the City of Villa Rica, and any other applicable regulatory authority.
 - The path shall incorporate a minimum of two internal access points connecting the path to internal drives, sidewalks, or pedestrian circulation areas within the development. The access points shall be coordinated with County staff during final site design and permitting to support safe and functional internal pedestrian connectivity.
 - The path shall provide reasonable provision for future connectivity to adjacent properties and/or public rights-of-way by including stub-outs, easements, or other design accommodations, subject to approval of Douglas County. Nothing herein shall preclude the County or applicable jurisdiction from modifying the path alignment, design standards, or implementation phasing during review as necessary to ensure consistency with adopted plans, engineering criteria, and intergovernmental coordination.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Tyson Road and Building 9 Access/Buildings 10-11 Access

- Side-street stop control on Building 9 Access/Buildings 10-11 Access
- Single-lane approach and departure lanes on Building 9 Access/Buildings 10-11 Access

Liberty Road and private driveway/Buildings 1-8 Access

- Side-street stop control on Buildings 1-8 Access
- Single-lane departure on Buildings 1-8 Access
- Separate left-through and right-turn approach lanes on Buildings 1-8 Access with 125' of full-width storage and 50' of taper on the right-turn approach lane
- Right-turn deceleration lane along Liberty Road at Buildings 1-8 Access
- Left-turn Lane along Liberty Road at Buildings 1-8 Access

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

SR 8/US 78/Veterans Memorial Highway and SR 8 Connector

- All conditions on State Routes are subject to GDOT coordination and approval.
- Install a High-T intersection configuration

Liberty Road and SR 8 Connector

- All conditions on State Routes are subject to GDOT coordination and approval.
- Install a multi-lane roundabout

Liberty Road and I-20 westbound ramps

- All conditions on State Routes are subject to GDOT coordination and approval.
- Install 2 westbound right-turn lanes and adjust signal timing accordingly
-

Liberty Road and I-20 eastbound ramps

- All conditions on State Routes are subject to GDOT coordination and approval.
- Install a channelized eastbound right-turn lane with sufficient sight distance and adjust signal timing accordingly.

Liberty Road and Edge Road

- Install a single-lane roundabout

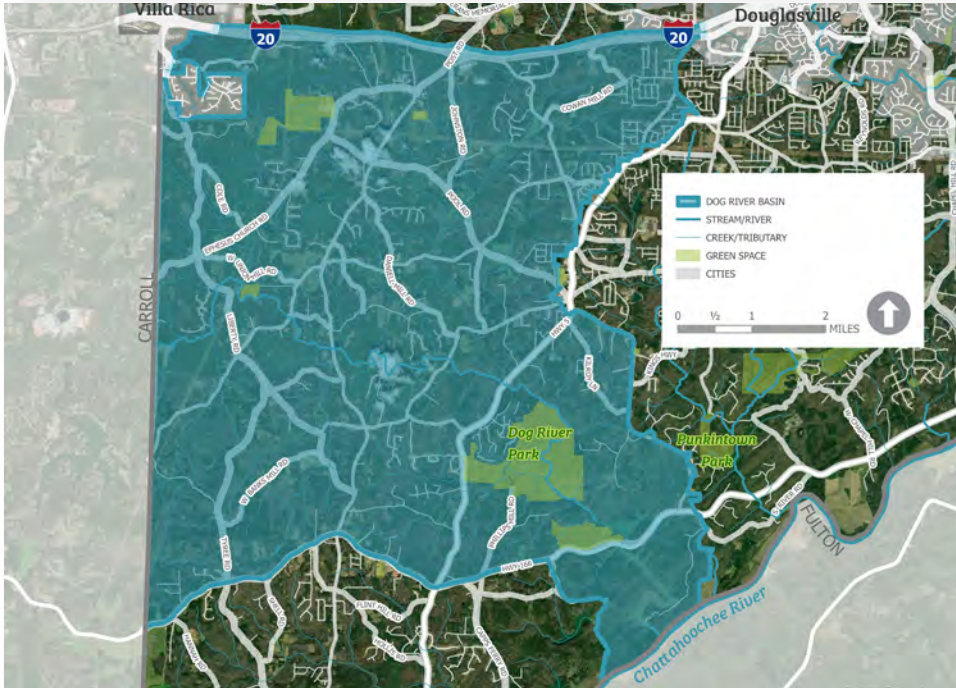
SR 8/US 78/Veterans Memorial Highway and Tyson Road

- All conditions on State Routes are subject to GDOT coordination and approval.
- Install an all-way stop, install a westbound right-turn lane

Liberty Road and private drive/Buildings 1-8 Access

- Do not allow eastbound left turns onto Liberty Road from the private drive

Dog River Basin



Dog River Basin

Description

The Dog River Basin limits development to protect the Dog River Watershed. Douglas County relies on the Dog River Reservoir as its drinking water supply, so preservation of water quality and quantity is a paramount consideration for policies and regulations of the county. Low-density residential uses will predominate in this area and non-residential uses are discouraged.

Small- and medium-sized farms in the area continue to operate with traditional activities. Some farms have incorporated agri-tourism opportunities into their operations. Rural-residential development, large lot single-family development, and some established single-family planned subdivisions comprise the predominant development patterns in this area. Density is largely achieved through the development of an accessory housing unit to a principal dwelling.

Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

Current Character

- Rural and rural residential on large lots
- Dog River natural system
- Very little commercial or industrial
- Scenic Byway (Highway 166) passes through character area

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

Parks, Open Space + Trails Guidance

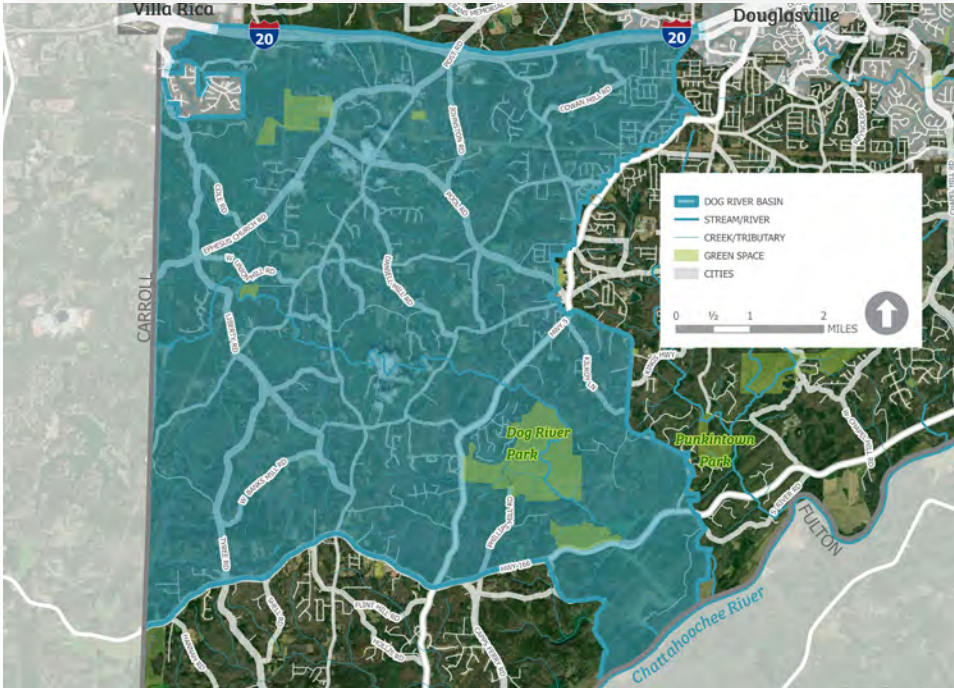
The Dog River Basin is rural in character with most residents having access to greenspace on their own property, so there is little demand for smaller, local parks; however, larger, community parks and conservation areas are appropriate in this character area. Trail connectivity is a community priority,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

Housing Guidance

- Rural Residential
- Suburban Low Density
- Accessory Dwelling Unit

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

Dog River Basin



Other Considerations:

- Density Transfer Program should be explored here
- Community desire/need for improved access to commercial services such as a grocery store
- Community desire to preserve natural areas and rural character

Future Land Use Changes Can Be:

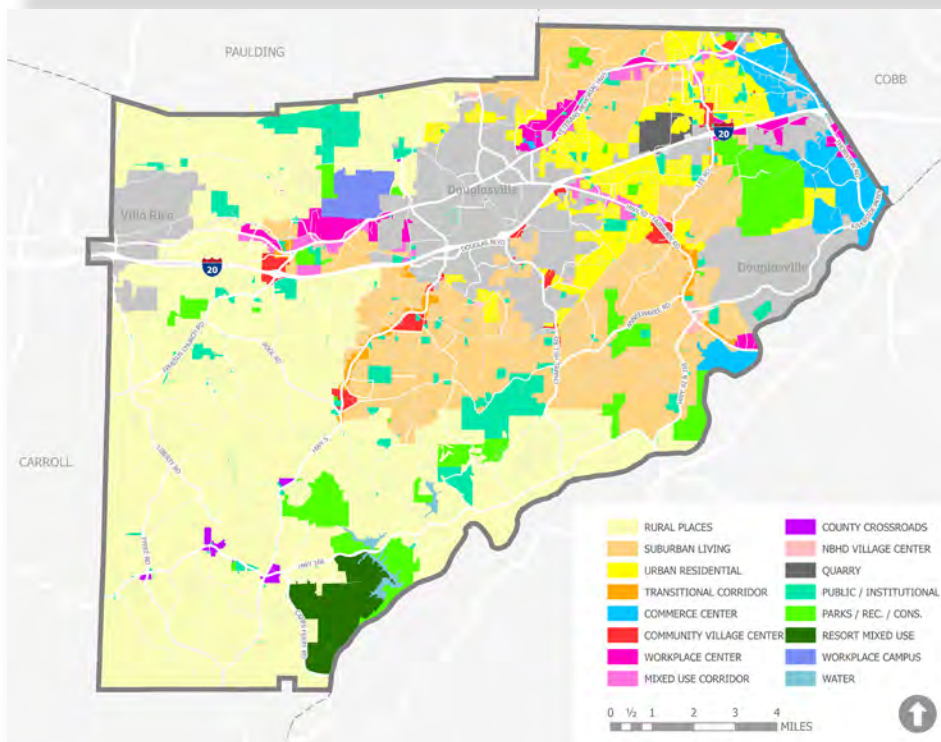
- Rural Places*
- County Crossroads
- Public/Institutional
- Parks/Recreation Conservation
- Transportation/ Communication/ Utilities

* Predominant Land Use(s)

Compatible Zoning Districts for Future Rezoning

- AG
- RA
- PUD (limited)

Rural Places



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

Policies and Implementation Strategies:

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

Primary Land Uses:

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

Community Facilities:

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

Master Planned Developments:

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

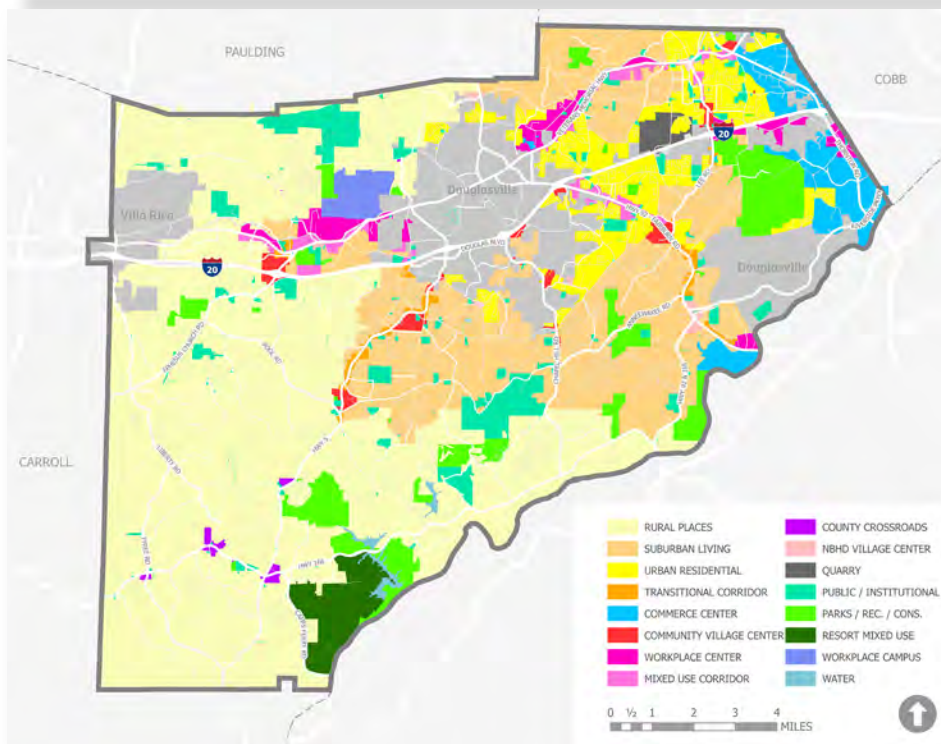
Appropriate Zoning Districts:

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

Character Areas:

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

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

Staff recommends denial of M2026-01. Should the Board of Commissioners be inclined to approve the request, it is recommended that the Findings of the draft ordinance be considered.

ORDINANCE NO. M2026-01

AN ORDINANCE ALLOWING A MAP AMENDMENT

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

WHEREAS, an application has been duly filed for a future land use map amendment in unincorporated Douglas County,

Applicant: East Village Dothan, LLC

Address: Bounded by Tyson Road, Liberty Road, Poole Road, Suddeth Road and Interstate 20

More Fully Described:

- Land Lot 116, District 1, Section 5, Parcels 1 & 2;
- Land Lot 140, District 2, Section 5, Parcel 4 & 6;
- Land Lot 141, District 2, Section 5, Parcels 1, 2, 3, 4, 5 & 6;
- Land Lot 142, District 2, Section 5, Parcels 2, 3, 7, 8, 9, 10, 11 & 12;
- Land Lot 143, District 2, Section 5 Parcel 4, 7, 14, 15 & 60
- Land Lot 146, District 2, Section 5, Parcel 14

Parcel ID:

- 01160150001
- 01160150002
- 01400250004
- 01400250006
- 01410250001
- 01410250002
- 01410250003
- 01410250004
- 01410250005
- 01410250006
- 01420250002
- 01420250003
- 01420250007
- 01420250008
- 01420250009
- 01420250010
- 01420250011
- 01420250012
- 01430250004
- 01430250007
- 01430250014
- 01430250015
- 01430250060
- 01460250014

Acreage: 700.69 acres

Future Land Use Map Amendment: FROM Rural Places / TO Commerce Center

WHEREAS, the Douglas County Board of Commissioners is authorized to adopt ordinances and regulations for the governing and policing of the unincorporated area of the County for the purpose of protecting and preserving the health, safety and welfare of the citizens of the County; and

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

Staff recommends denial of M2026-01. Should the Board of Commissioners be inclined to approve the request, it is recommended that the Findings of the draft ordinance be considered.

ORDINANCE NO. M2026-01

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

NOW, THEREFORE, it is hereby ordained that the Future Land Use Map Amendment 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 Comprehensive Plan, or the intent, purpose or spirit of the Douglas County Unified Development Code.
2. The proposed use is consistent with the Comprehensive Plan categorization of this property as within the Commerce Center Future Land Use Classification.
3. The granting of the special use permit will not adversely impact the public health, safety or welfare.

Adopted and effective this July 7, 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

Staff recommends denial of Z2026-56 and S2026-57. Should the Board of Commissioners be inclined to approve the request, it is recommended that the Findings of the draft ordinance be considered.

ORDINANCE NO. Z2026-56/ S2026-57

AN ORDINANCE ALLOWING A REZONING & SPECIAL USE PERMIT

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

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

Applicant: East Village Dothan, LLC

Address: Bounded by Tyson Road, Liberty Road, Poole Road, Suddeth Road and Interstate 20

More Fully Described:

- Land Lot 116, District 1, Section 5, Parcels 1 & 2;
- Land Lot 140, District 2, Section 5, Parcels 4 & 6;
- Land Lot 141, District 2, Section 5, Parcels 1, 2, 3, 4, 5 & 6;
- Land Lot 142, District 2, Section 5, Parcels 2, 3, 7, 8, 9, 10, 11 & 12;
- Land Lot 143, District 2, Section 5, Parcels 7, 14, 15 & 60;
- Land Lot 146, District 2, Section 5, Parcel 14

Parcel ID:

- 01160150001
- 01160150002
- 01400250004
- 01400250006
- 01410250001
- 01410250002
- 01410250003
- 01410250004
- 01410250005
- 01410250006
- 01420250002
- 01420250003
- 01420250007
- 01420250008
- 01420250009
- 01420250010
- 01420250011
- 01420250012
- 01430250004
- 01430250007
- 01430250014
- 01430250015
- 01430250060
- 01460250014

Acreage: 700.69 acres

Zoning: Rezoning from R-A to PUD-C & Special Use Permit to Allow Building(s) over 50,000 sq. ft. and a Utility Substation

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

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

Staff recommends denial of Z2026-56 and S2026-57. Should the Board of Commissioners be inclined to approve the request, it is recommended that the Findings of the draft ordinance be considered.

ORDINANCE NO. Z2026-56/ S2026-57

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

Findings:

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

Conditions:

1. The development of this site is for a data center campus, and for no other purpose. Any proposed change of use for this site shall be returned to the Board of Commissioners for review and approval.
2. The development of this site for a data center shall be in accordance with the concept plan included in the Planning and Zoning file for the July 7, 2026 hearing. Approval is conditioned to this site plan. Minor revisions may be approved by the Director of Development Services. Should the Director determine that a revision does not qualify as a minor revision, it shall be at the discretion of the Director to return the application to Board of Commissioners for review and approval.
3. Every reasonable effort will be made so that electrical utility infrastructure, including but not limited to transmission lines, shall be oriented parallel to the public right of way and shall not cross perpendicular to any public right of way that is not otherwise an intersection of two or more public right of ways. Every reasonable effort will be made so that transmission lines serving the project shall not cross any property designated for residential use or used for residential purposes.
4. All recommendations of the Douglas County Department of Transportation impact statements included in the staff report are referenced herein and shall be binding as conditions of zoning approval. The Douglas County Development Review Committee (DRC) shall coordinate for interpretation and implementation of this condition. In the event of a conflict in interpretation, the application shall be returned to the Douglas County Board of Commissioners for review and approval.
5. All stipulations of the Douglasville-Douglas County Water and Sewer Authority impact statements included in the case file are referenced herein and shall be binding as conditions of zoning approval. The Douglasville-Douglas County Water and Sewer Authority shall have sole discretion to determine the mode and direction of expansion for any water or sewer lines that will serve this development, as well as the construction of any on-site infrastructure designed for the capture or storage of water or wastewater. The Douglasville-Douglas County Water and Sewer Authority (WSA) shall coordinate for interpretation and implementation of this condition. In the event of a conflict in interpretation, the application shall be returned to the Douglas County Board of Commissioners for review and approval.
6. The project shall substantially conform to the elevation renderings submitted with the application and included in the Planning and Zoning file. There shall be no structure that exceeds a maximum height of sixty feet (60') from ground to top of parapet, with additional height for mechanical equipment only allowed at the discretion of the Director of Development Services. Allowable cladding materials include architecturally treated concrete panel, architecturally treated decorative metal, and glass, unless otherwise approved by the Director of Development Services. In the event of a conflict of interpretation, the application shall be returned to the Douglas County Board of Commissioners for review and approval.
7. Site landscaping shall meet all requirements of the Douglas County Unified Development Code and shall substantially conform to the elevation renderings submitted with the application and included in the Planning and Zoning file, in regard to screening any new construction on the property. Determination of compliance shall be made by the Douglas County Development Review Committee (DRC). In the event of conflict in interpretation, this application shall be returned to the Board of Commissioners for review and approval.
8. Prior to the issuance of a land disturbance permit, the applicant shall submit a plan to the Director of Development Services that details how the site will reduce impacts to wildlife. At minimum, this plan will include a survey of threatened and endangered species likely to be found on the site, or other species of

Staff recommends denial of Z2026-56 and S2026-57. Should the Board of Commissioners be inclined to approve the request, it is recommended that the Findings of the draft ordinance be considered.

ORDINANCE NO. Z2026-56/ S2026-57

concern that may be identified by the Georgia Department of Natural Resources or any partner agency identified by the Department. The plan shall also include information on how the site will reduce barriers to wildlife movement; minimize watershed impacts through the avoidance of wetlands and increased vegetative buffers around wetland areas; and provide on-site habitat maintenance and restoration. Should the Director determine that that the plan does not adequately address concerns for the loss and fragmentation of wildlife habitat, it shall be at the discretion of the Director to return the application to Board of Commissioners for review and approval.

9. Prior to the issuance of a building permit, the applicant shall submit a plan to the Director of Development Services that details how the site will reduce impacts from light pollution and encourage dark sky protection principles. At minimum, this plan will provide detailed information on all external illumination features, including types of fixtures and anticipated illumination resulting on site. This plan shall identify where fixtures comply with the minimum standards of the Douglas County Unified Development Code, and where the applicant has taken initial steps to comply with dark sky principles to mitigate the impact of light pollution on site. Should the Director determine that that the plan does not adequately address concerns for mitigation of light pollution, it shall be at the discretion of the Director to return the application to Board of Commissioners for review and approval.
10. The project shall comply with the requirements for applicable noise limits as outlined in Article V of the Douglas County Code of Ordinances, except the measurement of noise level at any property line with a residential structure shall be a maximum of 70 dBA day or night and seven days a week.

Adopted and effective this July 7, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcares, District IV

Dr. Romona Jackson Jones, Chairman

Attest:

Allison Duncan, AICP
Planning and Zoning Manager

June 18, 2026

Douglas County Board of Commissioners
Planning & Zoning Department
4655 Timber Ridge Drive
Douglasville, GA 30134

RE: (Public Record Submission)
Letter of Support for Application #24-029
East Village Dothan/Hickman Property Data Center

Dear Members of the Planning & Zoning Board and Board of Commissioners:

My name is Mitzi Bowers, and my husband, Gene Bowers, and I reside at 9500 East Tyson Road in Villa Rica. Our property is immediately adjacent to the subject property. We have followed this proposal closely since it was first introduced and have attended meetings, reviewed the revised plans, and spoken with neighboring property owners regarding the future of this property.

When this project was originally proposed, we had concerns regarding groundwater, noise, wildlife impacts, and compatibility with our rural community. Since then, we have carefully evaluated the revised application and the realistic alternatives for this property.

After reviewing the updated proposal and considering the long-term implications for our community and county, we are writing to express our support for the requested Future Land Use Map amendment, rezoning request, and Special Use Permit.

The primary reason for our support is not simply the project itself, but the long-term impact that future development of this property will have on Douglas County's infrastructure, schools, roads, and taxpayers.

One of the factors we considered in evaluating this proposal was the realistic future development potential of this approximately 703-acre tract. As the Board considers this application, an important question is:

"What is the highest and best use of this property, and what are the long-term impacts of the available alternatives?"

Given the size, location, and development potential of this property, it is reasonable to expect that it could eventually be considered for large-scale residential development if this proposal does not move forward. While any future proposal would be subject to its own review process, development of that magnitude could bring thousands of additional residents into an area that is already experiencing significant growth pressures.

When evaluating the long-term impacts of alternative land uses, we believe it is important to consider the cumulative effects on traffic, schools, public safety, utilities,

infrastructure capacity, and taxpayers. In our opinion, the proposed data center campus places significantly less demand on those public resources while providing substantial economic and fiscal benefits to Douglas County.

As residents of this community, we have witnessed increasing traffic congestion, rapid residential expansion, overcrowded schools, and growing demands on public infrastructure. Anyone who regularly travels Highway 78, Interstate 20, Liberty Road, Tyson Road, Poole Road, or the surrounding corridors understands that transportation infrastructure is already struggling to keep pace with existing growth.

Our schools face similar challenges. Residential growth continues to accelerate while school systems work to keep up with enrollment demands. Additional large-scale residential development would further increase the need for classrooms, teachers, transportation services, public safety resources, utilities, and other taxpayer-funded infrastructure.

Residential development creates ongoing demands for schools, roads, public safety, parks, and utilities, while this project generates significant tax revenue with comparatively limited demand on those services.

From a fiscal standpoint, this distinction is important. The proposed data center campus has the potential to contribute millions of dollars in tax revenue over many years while requiring comparatively little in terms of county services. Those revenues can support schools, infrastructure improvements, public safety, and other community needs without adding thousands of new residents to an already strained system.

We are also encouraged that the project is designed as a largely self-contained campus. Based on information presented during the public meetings, the development includes its own electrical infrastructure, including an on-site substation, as well as on-site water management features, recirculating ponds, and septic systems. This reduces dependence on existing county infrastructure and limits impacts on public resources.

In addition, the site's location makes it uniquely suited for this type of development. The property is situated along the Interstate 20 corridor, where industrial and commercial uses already exist. The proposed buildings are low-profile and buffered by significant wooded areas, making the project compatible with the surrounding landscape.

The proposal also offers meaningful opportunities for economic development and workforce training. Partnerships with local schools and educational programs could provide pathways into skilled trades, technology-related fields, and long-term careers that benefit both students and employers in Douglas County.

Another aspect of the proposal that we support is the preservation of approximately 250 acres of greenspace, wildlife habitat, and natural areas shown in the revised plan. This preserved area will help protect local environmental resources, provide continuity with

the nearby Clinton Nature Preserve, and ensure that a substantial portion of the property remains undeveloped and maintained for future generations.

Ultimately, we believe this proposal represents a more responsible long-term land use than large-scale residential development. It provides substantial tax revenue, preserves significant greenspace, creates opportunities for economic growth, and places comparatively limited demands on county infrastructure and public services.

For these reasons, we respectfully request that the Planning & Zoning Board and the Board of Commissioners approve the requested Future Land Use Map amendment, rezoning request, and Special Use Permit.

Thank you for your time, consideration, and service to the citizens of Douglas County.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mitzi K. Bowers".A handwritten signature in cursive script that reads "Gene W. Bowers".

Mitzi Bowers

Gene Bowers

9500 East Tyson Road
Villa Rica, GA 30180

Utopia Missionary Baptist Church is an independent Baptist Church located at 2932 Tyson Rd., Villa Rica, Georgia in Douglas County. The current pastor is Robert Dilbeck. They currently hold traditional services and use the KJV version of the Bible. Utopia was established in 1937, and has had many pastors lead the church since then.

During this time, the T.W. Tyson family and the E.C. Tyson family were members at First Baptist Church in Villa Rica, Ga. After much prayers about the need to have a church in their community, their prayers were answered. Rev. E.C. Tyson donated the land for the church and T.W. Tyson donated all the timber from his farm for the frame work; thus a new church was born. It was called Community Church for the first 4 years with Rev. Sam Baskin as the first pastor. He was the uncle of Luella Timmons Tyson and Ola Timmons Tyson. Construction labor was donated free by community neighbors.

The church was organized in 1941 under the leadership of Rev. Hershel Camp, who was pastor at the time. After many church name suggestions came in from the church members, the name Utopia, suggested by Mrs. W.E. Hudson, was best liked and chosen from all the other suggestions. It was then named Utopia Baptist Church.

With the church at about 185 members, it was running full-time and strong, but had no baptistry. Later, T.W. Tyson constructed a lake on his farm for his cattle. It was very close to Utopia, and was used by the church for baptisms.

I, Ethyleen Tyson, was saved at Utopia Baptist Church in a morning revival in 1950. Rev. Hulet Chandler, Pastor, baptized me in the nearby Tyson lake.

This serves as a documentation of the history of Utopia Baptist Church. I have lived next to Utopia most of my life, and am 90 years old. I was born on October 2, 1934. I attended and served in the church for many years.

Ethyleen Tyson dated 4-1-25

Outdoor water use
restrictions elevated in
Villa Rica

Based on recommendations by the Georgia Environmental Protection Division (EPD), Gov. Nathan Deal approved a Level 2 Drought Response designation for more than 50 counties, including Carroll and Douglas counties. Faced with worsening drought conditions in about three-fourths of the state, 52 counties have been raised to Level 2 Drought Response and an additional 58 counties have been designated as Level 1.

"During this prolonged period of severe drought in Georgia, we are bolstering the state's drought response in more than 100 counties," Deal said. "I would like to remind Georgians that there are specific guidelines and prohibitions to follow during a Level 1 and Level 2 Drought Response. We urge these communities to act accordingly, use good judgment and avoid outdoor burning and watering while we continue to work with the EPD and pray for rain across the state."

This week marks the 24th week of continuous severe drought in northwest Georgia, the 22nd week for the Atlanta metro area, the 21st week in our liveable parts of the state and the 15th week in central Georgia.

"Today's declaration is driven by an extended period of little or no rain and increasing dryness in the impacted areas," said EPD Director Richard Dunn. "What's more, there is little hope for relief as weather forecasters expect an unusually warm, dry winter across most of the state."

During a Level 2 Drought Response, outdoor landscape watering is only allowed two days a week determined by odd and even-numbered addresses. Even-numbered addresses may water on Wednesday and Saturday between 4pm and 10am. Odd-numbered addresses may water Thursday and Sunday between 4pm and 10am.

Prohibited outdoor water uses include:

- Washing hard surfaces such as streets and sidewalks.
- Water for ornamental purposes, such as fountains.
- The use of fire hydrants, except for firefighting and public safety.
- Non-commercial washing of vehicles.
- Non-commercial pressure washing.

Vote NO for a data center
Tyson Rd.
Community

PLEASE

WATER IS
ESSENTIAL.
WATER IS CRUCIAL.

Let's Capture it.

Life is Beautiful.

Douglas County
community

Faith

data centers

NO

NO

PLEASE VOTE NO FOR A DATA CENTER ETC.

Tyson Rd. Community, Utopia Church and lots of history. The lord gives us good clean air and good clean water! The lord said, to be good stewards of!

PLEASE VOTE NO FOR US, SO WE CAN BE THE GOOD STEWARDS THAT HE WANTS EVERYONE TO BE.

Thanks, and God Bless!

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

Application Number	Z2026-41/ S2026-42
Applicant Name	Naba Raj Timilsina
Property Owner Name	Glory Business, LLC
Property Address	14750 Veterans Memorial Hwy and 2770 Tyson Rd, Villa Rica, GA 30180
Land Lot, District, Section, Parcel	Land Lot: 0148, District: 02, Section: 5, Parcel(s): 0027 & 0040, Parcel ID(s): 0148-025-0027 (portion; 2770 Tyson Rd) & 0148-025-0040 (14750 Veterans Memorial Hwy)
Current Zoning	R-LD & C-G
Future Land Use Classification	Mixed-Use Corridor & Rural Places
Character Area Classification	Rural Reserve
Request	Request for a Rezoning from R-LD, Residential, Low-Density, to C-G, General Commercial, and a Special Use Permit for a Convenience Store without Fuel Pumps
Associated Future Land Use Map Amendment	N/A
Associated Rezoning	R-LD → C-G, General Commercial
Size (in acres)	0.82 acres
Commissioner District	4
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Convenience Store without Fuel Pumps
Recommendation on Rezoning Request	Approval of the Rezoning; Approval with Conditions of the Special Use Permit
Meeting Date	07/07/2026

Relevant Code Sections:

Article	Section	Description
4	Division II, Section 4.14(B)	Lot Development Standards for the C-G, General Commercial, Zoning District

Prior Zoning Actions:

Year	Case #	Summary of Action
1990	Z1990-151	Request for a Rezoning from R-1 to C-1 for a Garden/Plant Store

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?	Yes
6.	Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?	Yes
7.	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	Yes
8.	Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	Yes

Special Use Permit Criteria 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, with DRC review
5.	Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	Yes, with DRC review
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, with DRC review
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
----	--	-----

Rezoning & Special Use Permit Criteria Discussion:

Summary of Proposal:

The applicant is proposing to use the existing structure at 14750 Veterans Memorial Hwy as a convenience store with modification to the site to accommodate parking, vehicle egress and ingress, vehicle circulation, and septic tank infrastructure.

This proposal differs from the previous request from case no. S2025-62 heard 07/08/2025 where the applicants proposed only to outfit the existing structure at 14750 Veterans Memorial Hwy with no modification to the site. The inclusion of the portion of parcel ID 0148-025-0027 is to accommodate additional parking and septic tank infrastructure upgrades to the site.

Existing Conditions:

The property at 14750 Veterans Memorial Hwy has a 1,836 sq. ft. structure built in 1965 sited. 14750 Veterans Memorial Hwy is 0.19 acres, and the site does not have adequate parking and vehicle circulation infrastructure to accommodate many uses.

The property at the portion of parcel ID 0148-025-0027 is approximately 0.63 acres, and it is abutting 14750 Veterans Memorial Hwy. The remainder of parcel ID 0148-025-0027 is separated by the Norfolk Southern Railroad, and this provides a physical separation of the proposed commercial use from the existing single-family detached residential use.

Planning Concerns:

The proposed use does not involve the siting of gas pumps. The use is similar to a small-scale retail operation.

The applicant was heard before the Board of Commissioners in July of 2025; however, the previous site plan did not propose the extent of modification that the current site plan proposed. The current site plan would provide for adequate parking spaces, vehicle circulation routes, and a re-routing of the septic tank and field lines to provide for more-appropriate development given the limited size of the sites. The limited size of the site at 14750 Veterans Memorial Hwy without additional soils and acreage from any abutting sites to form an assemblage would constrain the scale of uses on the site.

The sites are physically separated from the established single-family detached residential uses along Tyson Rd by the Norfolk Southern Railroad.

Recommendation:

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

1. The rezoning would not modify the Comprehensive Plan or the intent, purpose, or spirit of the Unified Development Code.
2. The rezoning would not adversely affect the public health, safety, or welfare.
3. The use of the site as ancillary parking and septic tank infrastructure for the abutting site at 14750 Veterans Memorial Hwy is appropriate given the limited viability of the site.

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

1. The use would not modify the Comprehensive Plan or the intent, purpose, or spirit of the Unified Development Code.
2. The use would not adversely affect the public health, safety, or welfare.
3. If the existing deficiencies of the sites are addressed through the Development Review Committee, a Land Disturbance Permit obtained, and improvements completed, the use would represent orderly development of commercial use.

Conditions:

1. The portion of 2770 Tyson Rd intended to be used by the applicant must be formally split and re-combined with the property at 14750 Veterans Memorial Hwy through an approval of the subdivision plat and deed execution appropriately titled and referenced prior to the issuance of a Land Disturbance Permit.
2. The applicant must receive a Land Disturbance Permit within 12 months of the date of approval (July 7th, 2027). All agency impact statements included as a part of this staff report shall be adhered in addition to any other requirements of the Development Review Committee. At the one-year mark from approval, staff will conduct a routine site visit and coordinate with DRC about the status of LDP approval, and, if an LDP has not been approved, staff may return the application for a show-cause hearing to rescind the Special Use Permit.

Directive to Staff:

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

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

Technical Impact Statements (Attachments)

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

- Cemetery Commission

Attachments

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

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-41

DATE OF MEETING: June 2, 2026

This site is located at 14750 Veterans Memorial Hwy and the corner of Tyson Rd. Veterans Memorial Hwy is a Major Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 45 MPH. The Right-Of-Way width along Veterans Memorial Hwy is 80 feet per GIS map. This parcel also fronts Tyson Rd. Tyson 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 Tyson Rd is 40 feet per GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. This parcel does not comply with current UDC Code. Requesting a Special Use Permit will require this parcel be improved to County Standards, further discussed during DRC meetings.
2. Provide curb and gutter along Tyson Rd & Veterans Memorial Hwy to define the driveway.
3. Install 5' sidewalk with 4' sodded median along the entire property frontage of Tyson Rd and Veterans Memorial Hwy, or, the County will allow payment into the County sidewalk fund in lieu of sidewalk installation
4. A Copy of the approved GDOT permit is required for work within GDOT's Right-Of-Way.

Traffic Data

Veteran Memorial Hwy ADT Traffic Volumes: (2022) – 7,020 (2023) – 7,070 (2024) – 7,130

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: _____

DATE OF MEETING: _____

WATER

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

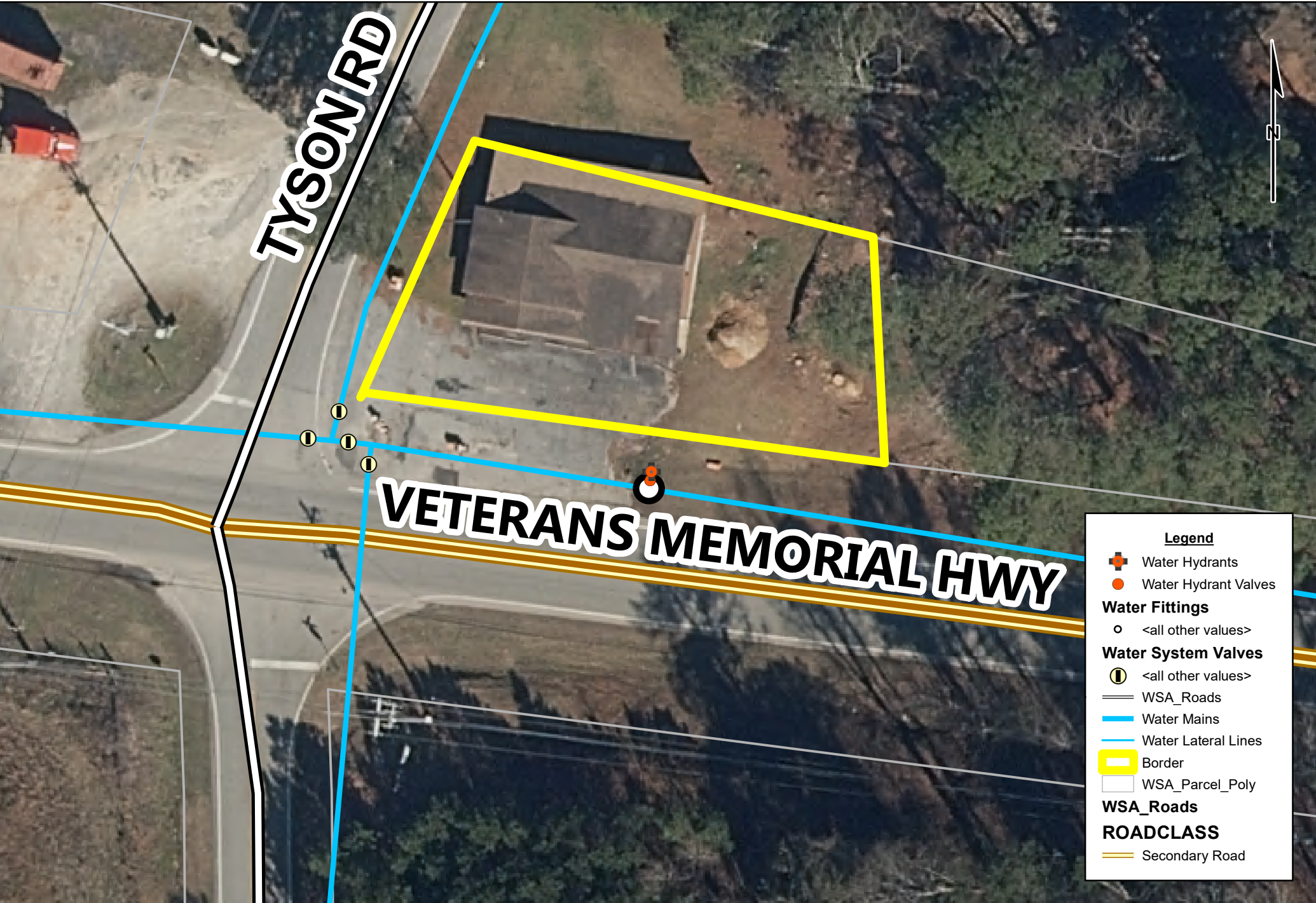
SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
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: _____
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?
9. Have the development plans been approved by the water and sewer authority?

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:



Applicant: Naba Raj Timilsina
Location: 14750 Veterans Memorial HWY Villa Rica GA 30180
Land Lot: Lot: 148 Dist: 2nd Sect: 5th Parcel: 01480250040
Lot Size: Acres: 0.194
Case #: S2026-42

DDCWSA Impact Study Map



Applicant: Naba Raj Timilsina
Location: 14750 Veterans Memorial HWY Villa Rica GA 30180
Land Lot: Lot: 148 Dist: 2nd Sect: 5th Parcel: 01480250040
Lot Size: Acres: 0.194
Case #: S2026-42

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 ☐ VarianceCASE NUMBER: _____ DATE OF MEETING: 8/20/26 - 42

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	8	5	.2
Advanced Life Support EMS Unit	8	5	.2
Aerial Fire Apparatus	8	5	.2

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

Current Fire Protection Rating of Area: Class 3Minimum 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.



6/16/26

14750 V.M.H.

Douglas County Sheriff's Office

Impact Response – Special Use Permits, Rezoning, and Variances

Case #: **S 2026-42**

Prepared by: Colonel Doug Oliver

Summary:

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

Current Response Times:

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

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

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

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 42 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:

14750 Veterans Memorial Hwy
Villavieja, GA
Building Vacant

Concerns:

2nd or 3rd time presented/reviewed
Road way visibility decent for
express & ingress traffic
Turn road way maybe challenging
depends on traffic flow.
Suggest Camera & alarm on Tolaco
products, beer, alcohol product
are main targeted items during
burglaries.

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:_____ Case No._____ Meeting Date:_____

Request For: ☐ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☐ NO

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

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

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

5. Additional comments by the Engineering Department:

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

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

]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: Z2026-41 **DATE OF MEETING:** _July 7, 2026_

PROPOSED ZONING: C-G **CURRENT ZONING:** C-G

OWNER'S NAME: Glory Business LLC

MAILING ADDRESS: 204 Old Bremen Rd Apt D Carrollton GA 30117

LOCATION OF PROPERTY: 14750 Veterans Memorial Hwy Villa Rica GA 30180

LAND LOT: 148 **DISTRICT:** 2 **SECTION:** 5 **PARCEL:** 40

NATURE OF VIOLATION(S):
NA

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

No

COURT ORDER:

No

ADDITIONAL COMMENTS:



Veterans Memorial Hwy

Spinnaker Ct

Spinnaker Dr



VILLA RICA

Summer Cypress Dr

Grayton Loop

CRY

Pineapple Rd

R.A.

CG

CGC

Veterans Memorial Hwy

CURRENT OWNER TRACT 1: GLORY BUSINESS, LLC
DB. 4402 PG. 73

ADDRESS: 14750 VETERANS MEMORIAL HIGHWAY

CURRENT OWNER TRACT 2: GLORY BUSINESS, LLC
DB. 4402 PG. 103

ADDRESS: 2770 TYSON ROAD

ZONING: G-C (GENERAL COMMERCIAL)
JURISDICTION: DOUGLAS COUNTY

FRONT - 25 FEET
SIDE - 10 FEET
SIDE (CORNER) - 20 FEET
REAR - 20 FEET

PROPOSED PARKING = 9 SPACES
(1 OF THE SPACES IS HC VAN ACCESSIBLE)
(1 SP PER 229 S.F. PROVIDED - 4.36 PER 1000 SF)

NEW IMPERVIOUS AREA = 4,200 S.F.
REMOVED IMPERVIOUS AREA = 1,709 S.F.
NET IMPERVIOUS AREA ADDED = 2,491 S.F.

TRACT 1: 8,483 SQ.FT. OR 0.1947 AC.
TRACT 2: 27,253 SQ.FT. OR 0.6256 AC.
CONSOLIDATION PLAT PENDING
PROPOSED TOTAL SITE AREA = 0.82 AC.

THE EXISTING BUILDING HAS A SEPTIC TANK UNDER THE BUILDING CRAWLSPACE AND A SEPTIC DRAINFIELD LOCATED IN THE RAILROAD R/W. THE HEALTH DEPARTMENT HAS NO RECORD OF A SYSTEM BEING PERMITTED FOR THIS BUILDING AND WILL NOT ALLOW THE SEPTIC TANK TO BE UNDER THE BUILDING. NO EASEMENT EXISTS FOR THE OFFSITE SEPTIC DRAINFIELD ON THE RAILROAD R/W. THIS PROJECT WILL ABANDON THE EXISTING SEPTIC SYSTEM IN-PLACE AND INSTALL AN NEW PRIMARY AND RESERVE SYSTEM ON THE PROJECT SITE. SEE PROPOSED SEPTIC CONFIGURATION ON THIS PLAN.

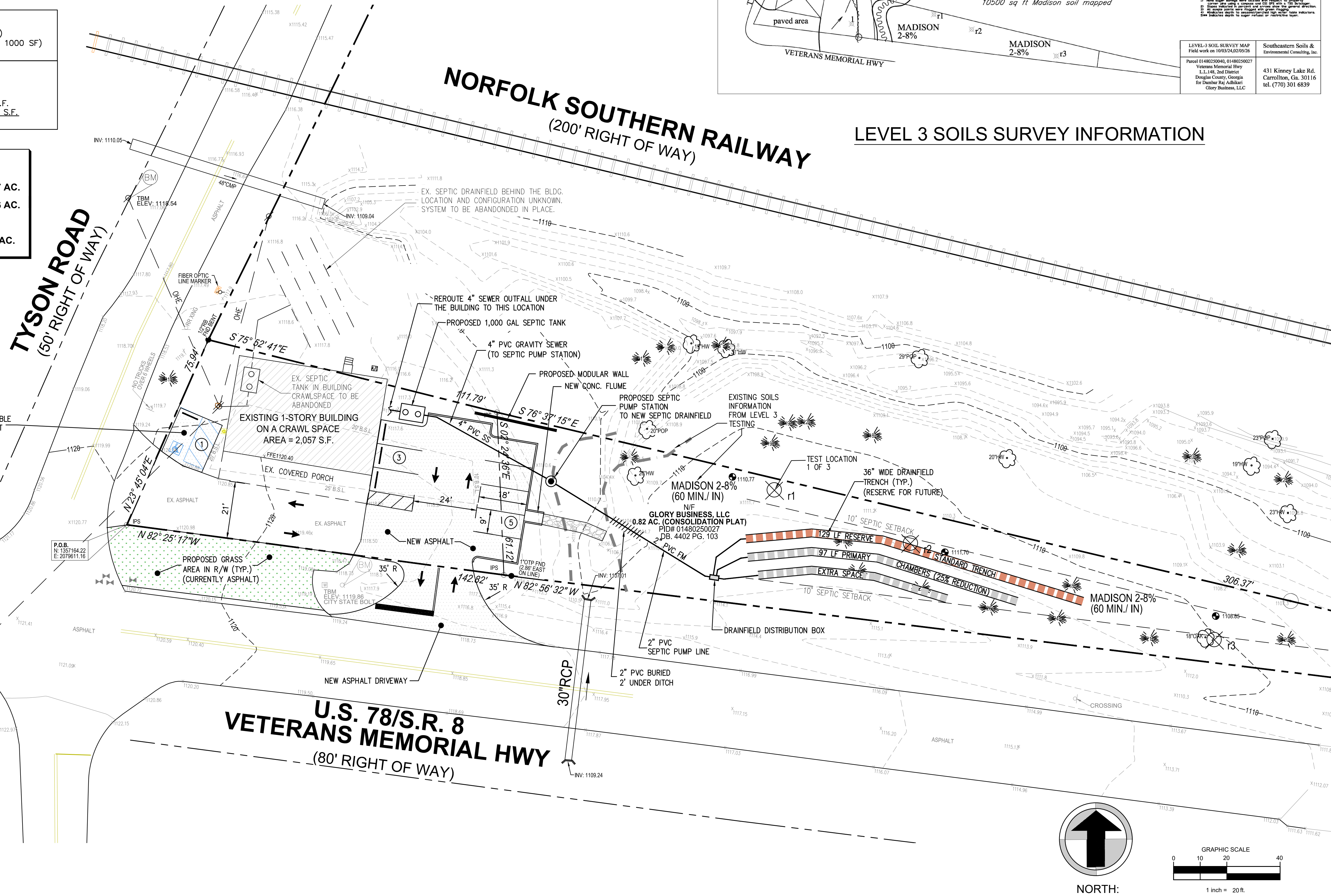
PROJECT DESCRIPTION: SERVICE STATION NO FOOD PREPARATION LESS THAN 24 HOUR OPERATION
SEWAGE GENERATION REQUIREMENT = 250 GALLONS PER EACH COMMODE.
ONLY 1 BATHROOM WITH 1 COMMODE PROPOSED

PROPOSED SEWER GPD = 250 GAL
INFILTRATION RATE OF 60 MIN PER 1"
SEPTIC FIELD AREA REQUIRED = $250 \text{ GAL} \sqrt{60} / 5 = 387.29 \text{ SF}$

PRIMARY FIELD - MINIMUM REQUIRED TRENCH LENGTH AT 3 FOOT WIDE FOR PRIMARY SYSTEM = 129 LF

-IF CHAMBERS ARE USED THEN THE LENGTH CAN BE REDUCED BY 25% FOR PRIMARY = 97 LF

RESERVE FIELD - 129 LF REQUIRED



DRAWING DATE: 4-24-26
PROJECT NO: 26008.00

[illegible]

4-24-26

VETERANS MEMORIAL CONVENIENCE STORE

14750 VETERANS MEMORIAL HWY
VILLA RICA, GA

GLORY BUSINESS, LLC

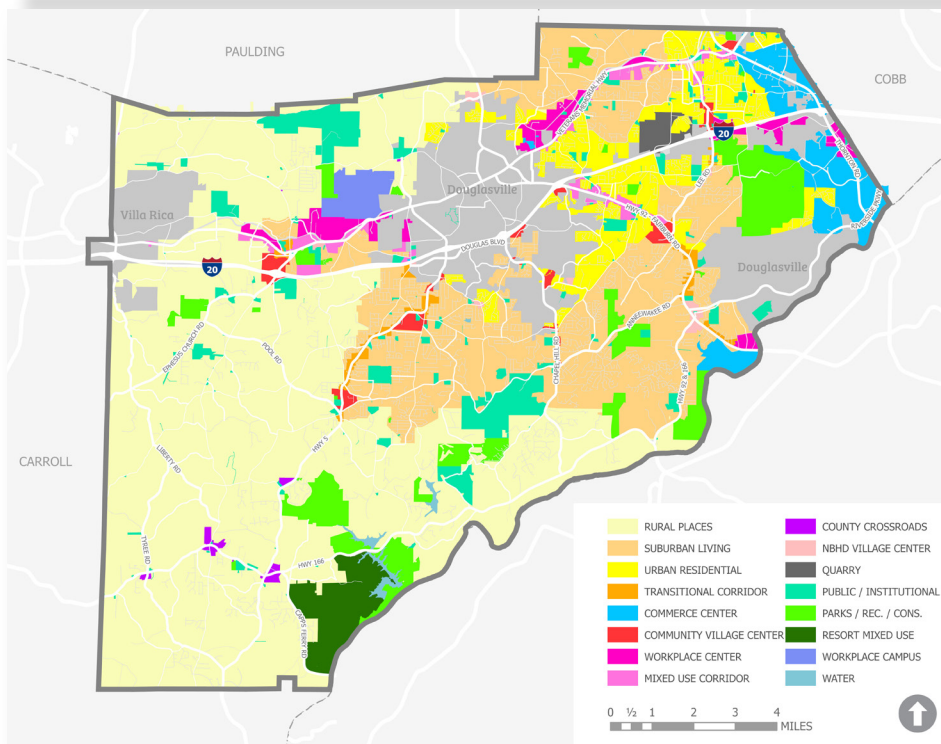
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1

Mixed Use Corridor



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

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

Primary Land Uses:

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

Community Facilities:

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

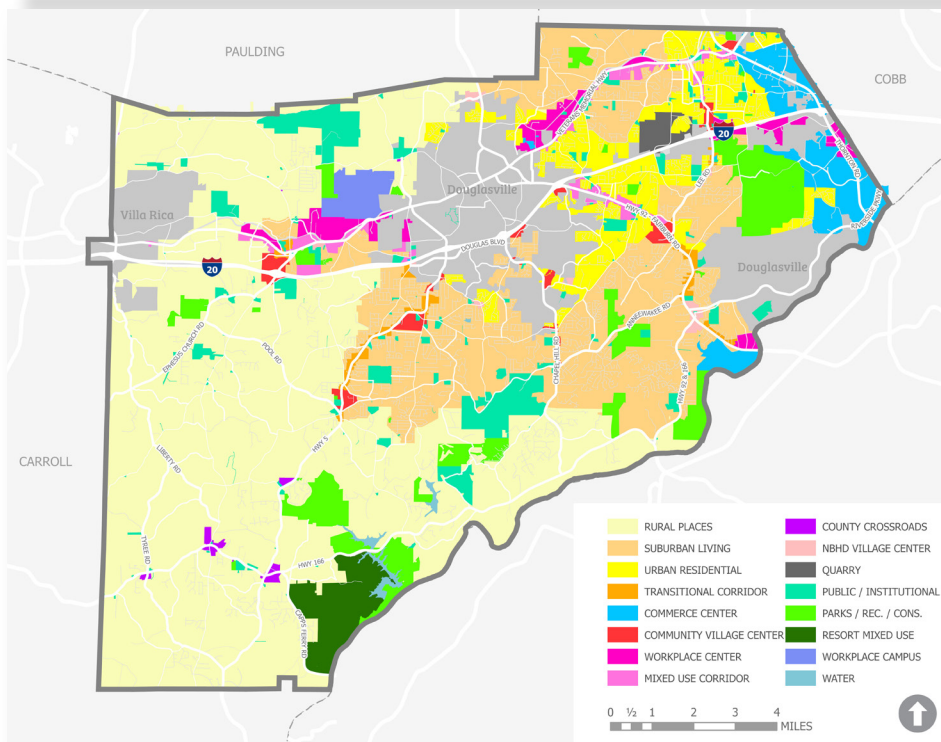
Master Planned Developments:

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

Appropriate Zoning Districts:

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

Mixed Use Corridor



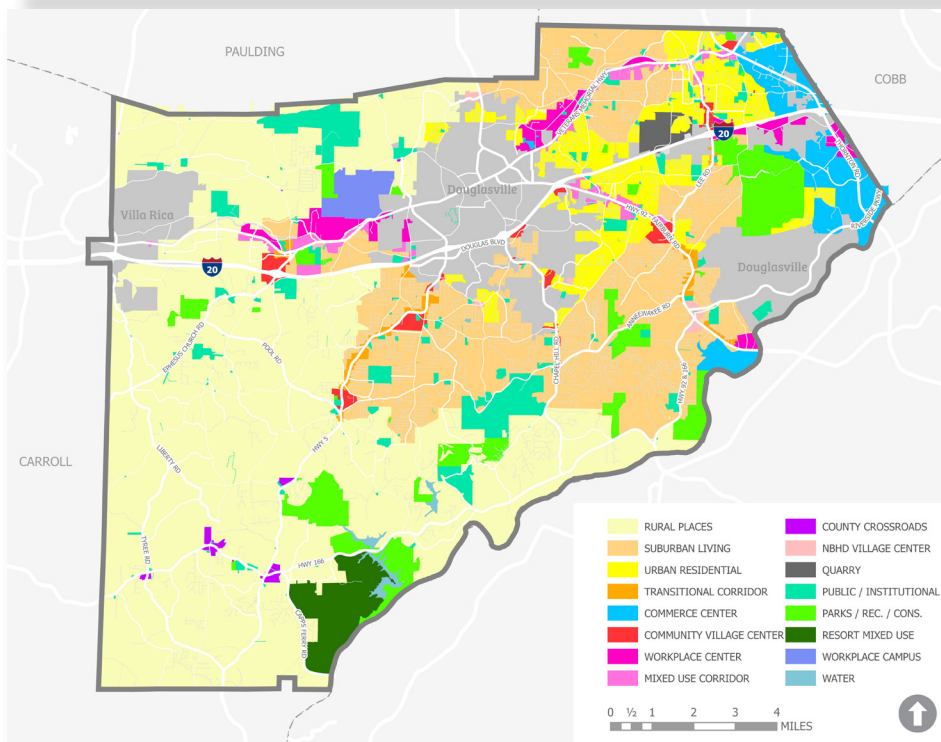
Character Areas:

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

Policies and Implementation Strategies:

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

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.

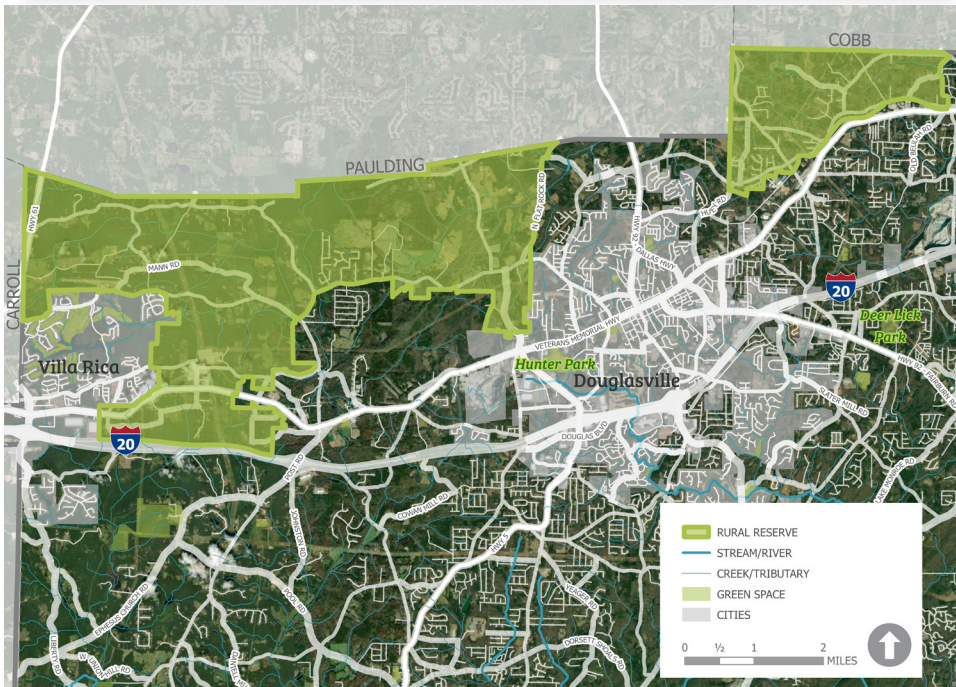
Appropriate Zoning Districts:

- 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

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 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: Naba Raj Timilsina

Address: 2770 Tyson Rd, Villa Rica, GA 30180

More Fully Described: Land Lot: 0148, District: 02, Section: 5, Parcel(s): 0027

Parcel ID: 0148-025-0027 (portion)

Acreage: 0.6256 acres

Zoning: Rezoning from R-LD, Residential, Low-Density, to C-G, General Commercial

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

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

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

Findings:

1. The rezoning would not modify the Comprehensive Plan or the intent, purpose, or spirit of the Unified Development Code.
2. The rezoning would not adversely affect the public health, safety, or welfare.
3. The use of the site as ancillary parking and septic tank infrastructure for the abutting site at 14750 Veterans Memorial Hwy is appropriate given the limited viability of the site.

Adopted and effective this July 7, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcarez, District IV

Dr. Romona Jackson Jones, Chairman

Attest:

Allison Duncan, AICP
Planning and Zoning Manager

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: Naba Raj Timilsina

Address: 14750 Veterans Memorial Hwy & 2770 Tyson Rd, Villa Rica, GA 30180

More Fully Described: Land Lot: 0148, District: 02, Section: 5, Parcel(s): 0027 & 0040

Parcel ID: 0148-025-0027 (portion) & 0148-025-0040

Acreage: 0.82 acres

Use: Special Use Permit to Allow a Convenience Store without Fuel Pumps

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 would not modify the Comprehensive Plan or the intent, purpose, or spirit of the Unified Development Code.
2. The use would not adversely affect the public health, safety, or welfare.
3. If the existing deficiencies of the sites are addressed through the Development Review Committee, a Land Disturbance Permit obtained, and improvements completed, the use would represent orderly development of commercial use.

Conditions:

1. The portion of 2770 Tyson Rd intended to be used by the applicant must be formally split and re-combined with the property at 14750 Veterans Memorial Hwy through an approval of the subdivision plat and deed execution appropriately titled and referenced prior to the issuance of a Land Disturbance Permit.
2. The applicant must receive a Land Disturbance Permit within 12 months of the date of approval (July 7th, 2027). At the one-year mark from approval, staff will conduct a routine site visit and coordinate with DRC about the status of LDP approval, and, if an LDP has not been approved, staff may return the application for a show-cause hearing to rescind the Special Use Permit.

Adopted and effective this July 7, 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	Z2026-47/ S2026-48
Applicant Name	Terry Boomer
Property Owner Name	Georgia 5 Land Holdings, LLC
Property Address	10615, 10613, 10611, 10607, & 10603 Veterans Memorial Hwy, Lithia Springs, GA 30122
Land Lot, District, Section, Parcel	Land Lot: 0365; District: 18; Section: 2; Parcel: 0059; Parcel ID: 0365-182-0059
Current Zoning	C-G, General Commercial
Future Land Use Classification	Neighborhood Village Center
Character Area Classification	Historic Lithia Springs
Request	Request for a Rezoning from C-G, General Commercial, to C-H, Heavy Commercial, and a Special Use Permit to Allow a Convenience Store with Fuel Pumps
Associated Future Land Use Map Amendment	N/A
Size (in acres)	1.325 acres
Commissioner District	1
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Commercial Planned Center (multiple suites) with Convenience Store with Two Fuel Pumps
Recommendation on Rezoning Request	Approval with Condition
Meeting Date	07/07/2026

Relevant Code Sections:

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

Prior Zoning Actions:

Year	Case #	Summary of Action
N/A	N/A	This property was absorbed into unincorporated Douglas County after the dissolution of the City of Lithia Springs' charter in 2001 as a C-2, now C-G, General Commercial, property.

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?	Yes
6.	Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?	Yes
7.	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	Yes
8.	Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	Yes

Special Use Permit Criteria Analysis:

Number	Special Use Permit Criteria	Supports Requested Use
9.	Will the proposed Special Use be consistent with the stated purpose of the zoning district in which it will be located?	Yes
10.	Will the establishment of the Special Use impede the normal and orderly development of surrounding property for uses predominant in the area?	Yes
11.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	Yes
12.	Is or will the type of street providing access to the use be adequate to serve the proposed Special Use?	Yes
13.	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
14.	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
15.	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
16.	Will the hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	Yes

17.	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
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Special Use Permit Criteria Discussion:

Summary of Proposal:

The applicants are requesting a rezoning from C-G, General Commercial, to C-H, Heavy Commercial, and a Special Use Permit to allow a Convenience Store with Fuel Pumps. The applicant intends to keep the existing building, update the façade, and remove the existing canopies at the intersection of S Sweetwater Rd & Veterans Memorial Hwy.

Existing Conditions:

The existing, multi-tenant building was constructed in 1948. There are no active Occupational Tax Certificates issued for the site.

There are no dedicated resources to widen Veterans Memorial Hwy at this time. Existing properties along Veterans Memorial Hwy, in anticipation of a widening of Veterans Memorial Hwy, have not kept in adequate maintenance & updating cycles of their buildings. The subject building sits at a key intersection of major arterial roads with an average daily trip count of 30,000 vehicles shared between Veterans Memorial Hwy & S Sweetwater Rd. The site is within an identified commercial node.

Planning Concerns:

Redevelopment of the site is made difficult by its fronting of three roads. Setbacks are 50' from all rights-of-ways. The updating of facades and internal repairs of the structure already sited would allow the re-use of the existing building while freshening the appearance. Re-use of the existing building is encouraged, and staff has been working with the applicant on the appearance of the building and final site design.

With properties along Veterans Memorial Hwy, it is necessary to understand that redevelopment of the sites may be impacted by:

1. Any abutments to existing residential lots and incompatible use buffers required;
2. Setbacks along any rights-of-ways;
3. Proximity to sewer;
4. Acreage of the existing lots; and
5. Any development standards that would require infrastructure improvements for stormwater, transportation, fire & life-safety codes, septic systems, and sewer systems.

Redevelopment (that would involve the demolition and construction of new structures) may not always be feasible on existing lots; however, façade and structural and interior renovations would provide for a de facto redevelopment that may encourage surrounding commercial buildings to transition and catalyze a specific type of refresh needed for properties along Veterans Memorial Hwy—specifically Lithia Springs.

Recommendation:

Staff is recommending **approval with condition** of the Rezoning and Special Use Permit requests based upon the following findings:

Findings:

1. The rezoning would not impair the intent of the Comprehensive Plan.
2. The use would not impair the intent of the Unified Development Code provided that the existing building is adaptively re-used.
3. The rezoning and use would not adversely affect the public health, safety, or welfare.

Special Use Permit Conditions:

1. The site plan and elevations submitted as a part of this zoning application shall be binding to any exterior modification proposed on the site or any modification to the existing structure on the site. Any deviation from the submitted elevations package or site plan would require re-review and consideration before the Board of Commissioners. The Director of Development Services has discretion to determine if, where, in instances of minor modification, the change would not impair the intent of the approval and would not deviate substantially from the elevation package submitted.

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: Z2026-47 & S2026-48 DATE OF MEETING: July 7, 2026

This site is located at 7178 S Sweetwater Rd. S Sweetwater Rd is a Major Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with posted speed limits of 35 MPH. The Right-Of-Way width along S Sweetwater Rd is 60 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. This parcel is substantially deficient for the necessary requirements to bring this parcel in compliance with current UDC Code if approved. However, this property can be improved to comply with UDC Code complying with all Right-Of-Way improvements as further defined during DRC committee meetings.
2. There are safety concerns for egress/ingress to this development from US 78-Veterans Memorial Hwy as shown on the site plan. Because US 78-Veterans Memorial is maintained by GDOT, final decision for access from US 78-Veterans Memorial Hwy will be granted by GDOT.
3. There is an existing roadway project to widen Lee Rd from Vulcan Dr to US 78. This portion of the widening project will require additional Right-Of-Way dedication to accommodate the necessary roadway improvements.
4. The proposed development will have very minor impact on traffic in the immediate area and will generate approximately 1,681 (1,171) vehicles per day; approximately 137 (73) during the AM peak hour and approximately 169 (118) during the PM peak hour.

Existing Volume

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

S Sweetwater Rd ADT: (2022) – 14,100 (2023) – 14,200 (2024) – 14,300

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: _____ DATE OF MEETING: _____

WATER

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

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
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: _____
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?
9. Have the development plans been approved by the water and sewer authority?

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:



Legend

Water Hydrants

Water Fittings

<all other values>

Water System Valves

<all other values>

Valve Type

Butterfly

WSA_Roads

Water Mains

Water Lateral Lines

Sewer Gravity Mains

<all other values>

Managed By

WSA

Sewer Manholes

Border

WSA_Parcel_Poly

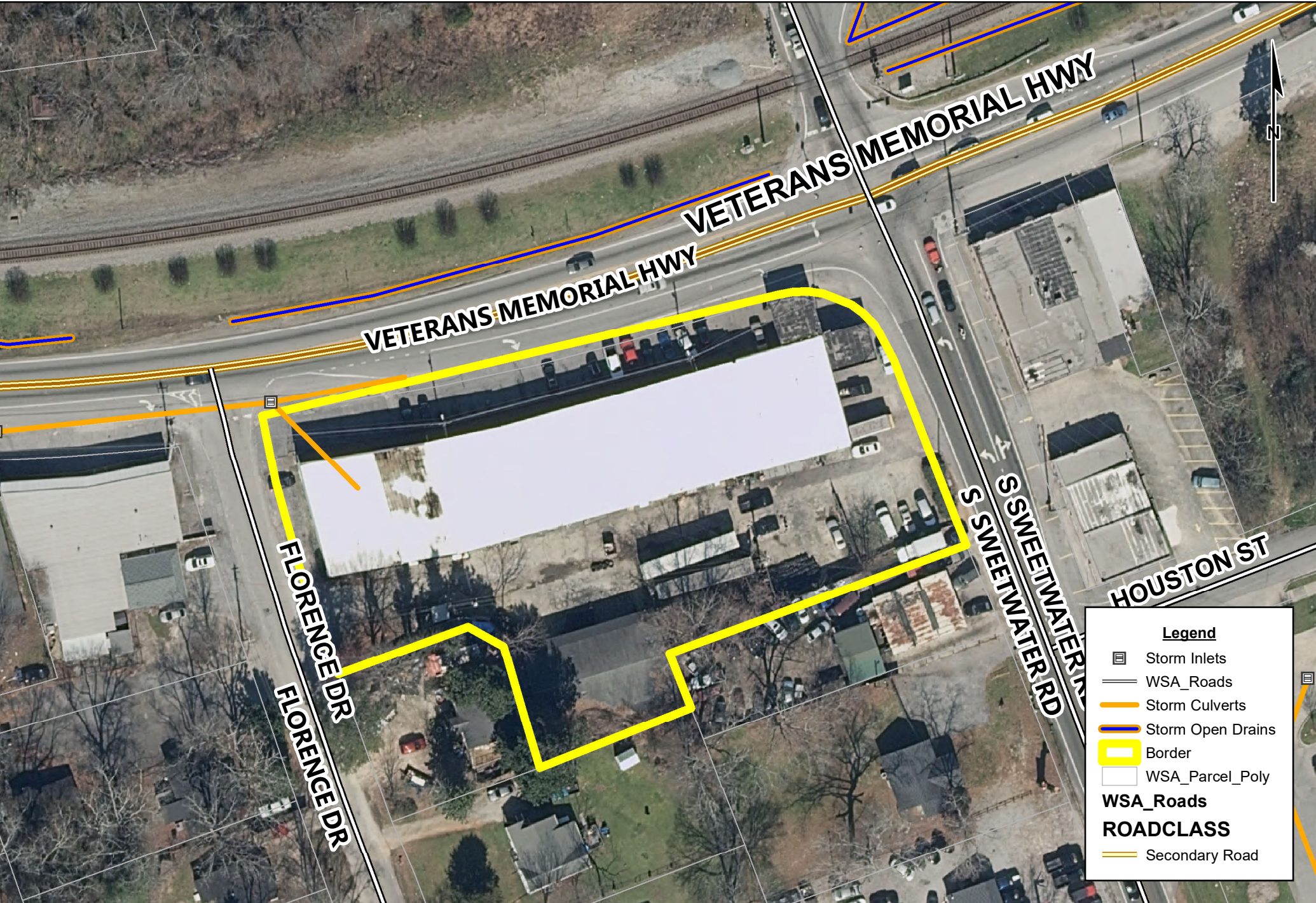
WSA_Roads

ROADCLASS

Secondary Road

Applicant: Terry Boomer
Location: 10603 Veterans Memorial Hwy Lithia Springs, GA 30122
Land Lot Lot: 365 Dist:18th Sect: 2nd Parcel: 03651820059
Lot Size: Acres: 1.28
Case #: Z2026-47

DDCWSA Impact Study Map



Applicant: Terry Boomer
Location: 10603 Veterans Memorial Hwy Lithia Springs, GA 30122
Land Lot: Lot: 365 Dist:18th Sect: 2nd Parcel: 03651820059
Lot Size: Acres: 1.28
Case #: Z2026-47

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 ☐ VarianceCASE NUMBER: 2026-48 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	3	1.1
Advanced Life Support EMS Unit	1	3	1.1
Aerial Fire Apparatus	1	3	1.1

*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 3Minimum 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 Systems & NFPA 72 Alarm System.

Comments:

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



6/16/26

10403 KM#

Douglas County Sheriff's Office

Impact Response – Special Use Permits, Rezoning, and Variances

Case #: **52026-49**

Prepared by: Colonel Doug Oliver

Summary:

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

Current Response Times:

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

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

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

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 42 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:

Georgia 5 Year body LLC
10603 Veterans Memorial
Yithin Springs, GA
Retail Convenience Store
Previously Tire Shop
 Hwy 78 at South Sweetwater

Concerns:

Suggest Camera & lighting - Alarm
Traffic Condition Heavy at
times. Ingress & Egress concerns
during Peak Hours.

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:_____ Case No._____ Meeting Date:_____

Request For: ☐ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☐ NO

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

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

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

5. Additional comments by the Engineering Department:

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

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





Temple St

S Sweetwater Rd

S Sweetwater Rd

Veterans Memorial Hwy

Houston St

S Sweetwater Rd



VETERANS MEMORIAL HIGHWAY
 VARIABLE 80' R/W
 POSTED SPEED LIMIT: 45 MPH

SOUTH SWEETWATER ROAD
 POSTED SPEED LIMIT: 35 MPH

FLORENCE DRIVE
 POSTED SPEED LIMIT: 25 MPH

LEGEND - PROPOSED

	STREET L&E		MAINT. NOTES
	PROPERTY L&E		NEIGH. EXIST. ASPHALT
	PROPOSED CURB & GUTTER		NEIGH. EXIST. DRIVEWAY
	PROPOSED DRIVE		NEIGH. EXIST. DRIVEWAY
	PROPOSED DRIVE		NEIGH. EXIST. DRIVEWAY
	PROPOSED DRIVE		NEIGH. EXIST. DRIVEWAY
	PROPOSED DRIVE		NEIGH. EXIST. DRIVEWAY
	PROPOSED DRIVE		NEIGH. EXIST. DRIVEWAY

SITE NOTES

1. THIS DEVELOPMENT PLAN IS A PRELIMINARY PLAN. THE FINAL DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
2. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS FOR THE DEVELOPMENT.
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100 E. MAIN STREET
 SUITE 200
 GARDEN GROVE, CA 92640
 (714) 261-1000



201208
 TERRY S. BUCKNER, P.E.
 NO. 0004

RECORDED IN THE CITY ENGINEER'S OFFICE

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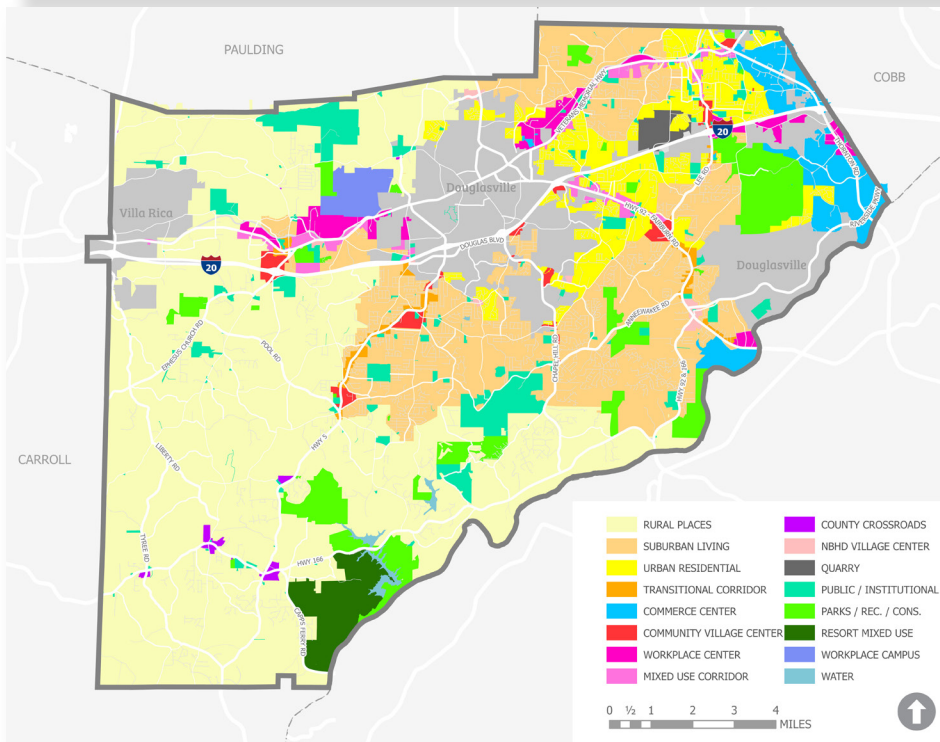
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Neighborhood Village Center



Neighborhood Village Centers are areas located at key crossroad intersections primarily adjacent to areas of higher density suburban residential development that offer small-scaled neighborhood commercial and services uses. Examples of these uses include banks, grocery stores, drug stores, and dry cleaners. Architectural and landscape standards should ensure high quality development that complements existing development and arrange commercial uses in a village-like setting that might include a neighborhood park, pedestrian circulation, and public spaces. Thus, a Neighborhood Village Center is envisioned as a compact assortment of convenience-oriented retail stores and services to address the demands of nearby residents in established and developing neighborhoods.

From an urban design perspective, sidewalks are important circulation features in Neighborhood Village Centers, and improving bike/pedestrian and transit connections among these commercial uses is a priority. Another critical element is the scale of the roads that serve these areas. Given its small scale and emphasis on small stores, a Neighborhood Village Center would be overwhelmed by wide thoroughfares carrying high-speed traffic and instead should rely on more modestly scaled roadways and tree-lined streets. Adaptive re-use of existing structures and buildings is encouraged as a focal point.

Primary Land Uses:

- Small-scaled grocery stores, bakeries, cafes and small retail shops
- Personal services, such as laundromats, dry cleaners, and barber/beauty shops
- Professional services such as lawyers, accountants, physicians, and dentists
- Small churches, community services

Community Facilities:

- Public water & sewer may be available
- Good transportation access

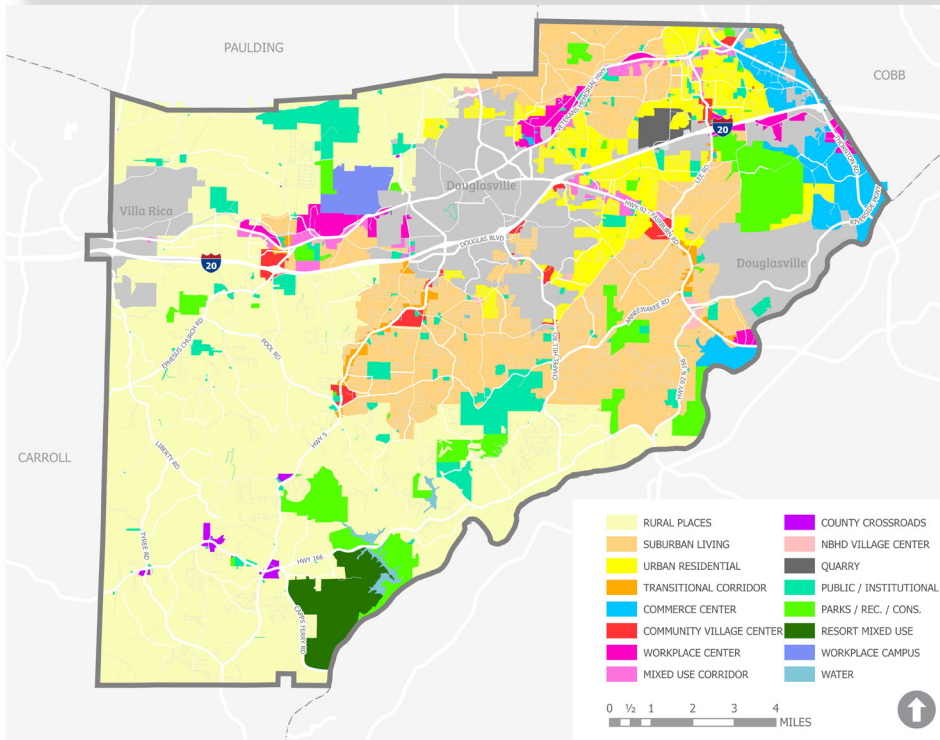
Master Planned Developments:

- Mixed-use MPD encouraged
- "Main Street" style mixed-use encouraged

Appropriate Zoning Districts:

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

Neighborhood Village Center



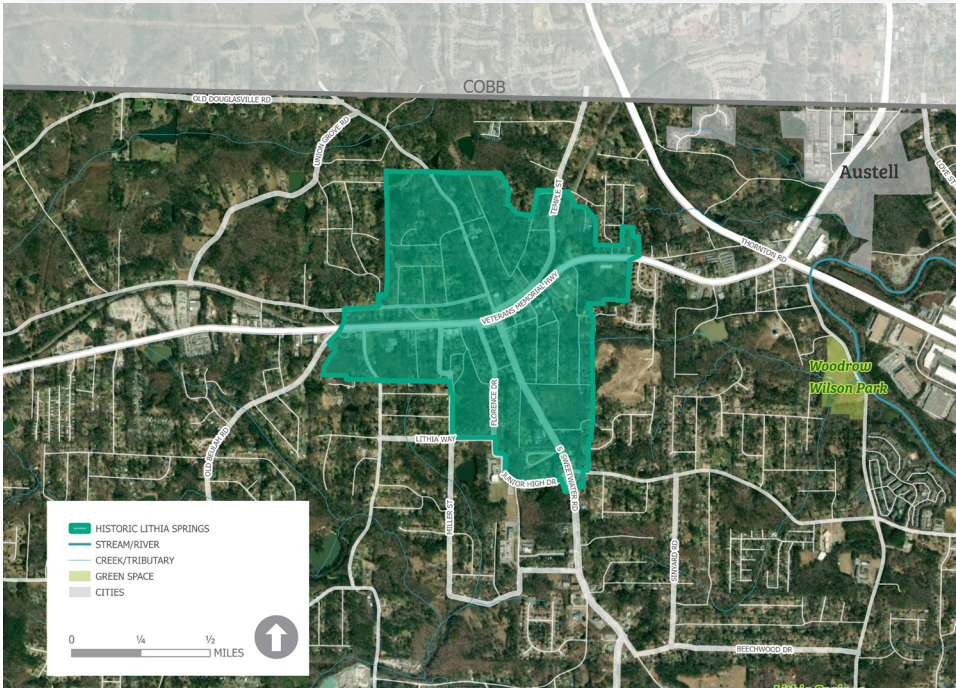
Character Areas:

- Historic Lithia Springs*
- Traditional Neighborhood
- Winston

Policies and Implementation Strategies:

- A Neighborhood Village Center should utilize the “Main Street” feel featuring specialty retail and personal services within a walkable and intimate environment.
- Accommodate a mix of uses—The use of low intensity office, services, retail, and integrated residential are all part of the integrated village center.
- Buildings should be clustered one to three stories and should respect the predominate scale of development in the surrounding area by designing with elements of similar scale and providing a gradual transition to any larger scaled masses proposed.
- Commercial centers should not exceed 10,000 square feet and should feature small retail and services.
- Professional offices should not exceed 6,000 square feet.
- Incorporate urban design elements such as pedestrian lights, consistent signage, and landscaping to contribute to the quaint character of Neighborhood Village Centers and create a sense of place.
- Encourage the use of coordinated and identified elements such as awnings, varying shingle styles or other natural materials, archways, and façade landscaping.

Historic Lithia Springs



Historic Lithia Springs

Description

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

Current Character

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

Other Considerations:

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

Compatible Zoning Districts for Future Rezonings

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

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

Parks, Open Space + Trails Guidance

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

Housing Guidance

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

Future Land Use Changes Can Be:

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

* Predominant Land Use(s)

AN ORDINANCE ALLOWING A REZONING

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

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

Applicant: Terry Boomer

Address: 10603, 10607, 10611, 10613, & 10615 Veterans Memorial Hwy, Lithia Springs, GA 30122

More Fully Described: Land Lot: 0365; District: 18; Section: 2; Parcel: 0059

Parcel ID: 0365-182-0059

Acreage: 1.325 acres

Zoning: Rezoning from C-G, General Commercial, to C-H, Heavy Commercial

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

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

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

Findings:

1. The rezoning would not impair the intent of the Comprehensive Plan.
2. The use would not impair the intent of the Unified Development Code provided that the existing building is adaptively re-used.
3. The rezoning and use would not adversely affect the public health, safety, or welfare.

Adopted and effective this July 7, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcarez, District IV

Dr. Romona Jackson Jones, Chairman

Attest:

Allison Duncan, AICP
Planning and Zoning Manager

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: Terry Boomer

Address: 10603, 10607, 10611, 10613, & 10615 Veterans Memorial Hwy, Lithia Springs, GA 30122

More Fully Described: Land Lot: 0365; District: 18; Section: 2; Parcel: 0059

Parcel ID: 0365-182-0059

Acreage: 1.325 acres

Use: Special Use Permit to Allow a Convenience Store with Fuel Pumps

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 would not impair the intent of the Unified Development Code provided that the existing building is adaptively re-used.
2. The use would not adversely affect the public health, safety, or welfare.

Conditions:

1. The elevations submitted as a part of this zoning application shall be binding to any exterior modification proposed on the site. Any deviation from the submitted elevations package would require re-review and consideration before the Board of Commissioners. The Director of Development Services has discretion to determine if, where, in instances of minor modification, the change would not impair the intent of the approval and would not deviate substantially from the elevation package submitted.

Adopted and effective this July 7, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcares, 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	Z2026-50/ S2026-51
Applicant Name	Suntan Construction
Property Owner Name	Laxminarayan, LLC
Property Address	4333 Post Rd & 4289 Post Rd, Winston, GA 30187
Land Lot, District, Section, Parcel	Land Lot: 0075; District: 02; Section: 5; Parcel(s): 0015 & 0033; Parcel ID(s): 0075-025-0015 & 0075-015-0033
Current Zoning	R-A, Residential-Agricultural
Future Land Use Classification	Rural Places
Character Area Classification	Dog River Basin
Request	Request for a Rezoning from R-A to C-H, Heavy Commercial, and a Special Use Permit to Allow a Convenience Store with Fuel Pumps
Associated Future Land Use Map Amendment	N/A
Size (in acres)	2.3 acres
Commissioner District	4
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Convenience Store with Fuel Pumps
Recommendation on Rezoning Request	Approval with Conditions
Meeting Date	07/07/2026

Relevant Code Sections:

Article	Section	Description
3	331	Regulations Controlling Convenience Stores with Fuel Pumps

Prior Zoning Actions:

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

Rezoning Criteria Analysis:

Number	Rezoning Criteria	Supports Requested Use
1.	Is the proposed use consistent with the stated purpose of the zoning district that is being requested?	Yes
2.	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	No
3.	Will the proposed use not adversely affect the existing use, value or usability of adjacent or nearby property?	Yes, with conditions

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?	Yes
6.	Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?	Yes
7.	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	Yes
8.	Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	Yes, with conditions

Special Use Permit Criteria Analysis:

Number	Special Use Permit Criteria	Supports Requested Use
1.	Will the proposed Special Use be consistent with the stated purpose of the zoning district in which it will be located?	Yes
2.	Will the establishment of the Special Use impede the normal and orderly development of surrounding property for uses predominant in the area?	Yes, with conditions
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, with conditions
8.	Will the hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	Yes, with conditions
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

Rezoning and Special Use Criteria Discussion:

Summary of Proposal:

The applicants are proposing to entitle the entire site for a convenience store with fuel pumps. The original convenience store was built in 1963 and would predate zoning ordinances.

The applicants intend to demolish the existing convenience store with fuel pumps and redevelop the site to build a 2,920 sq. ft. convenience store with fuel pumps.

Existing Conditions:

The existing convenience store was built in 1963 and is approximately 1,521 sq. ft.

The Georgia Department of Natural Resources' Environmental Protection Division has notified staff that there are active violations with EPD for the existing fuel pumps and storage tanks. EPD has issued a notice of violation and a conditional waiver of the existing violations provided that the fuel storage tanks are closed and removed by December 20th, 2026.

Planning Concerns:

The new convenience store with fuel pumps is only being considered as concept here. The demolition of the existing convenience store and fuel pumps is on a separate timeline from the construction of the new convenience store with fuel pumps however one may inform the other. This would mean that, if the use is approved, the existing convenience store may be in operation for an indefinite period of time until such a time as the Land Disturbance Permit for the redevelopment is approved and building permits issued which generally take projects 6 months to an indefinite period of time.

The EPD's conditional waiver of existing violations seems only to anticipate closure of the storage tanks to bring the property into compliance by December 20th, 2026. This may not necessarily be the case since the building time horizon is indefinite. Staff has concerns about the existing violations and public welfare if the existing violations are not addressed for the existing convenience store with fuel pumps since it may continue operation for an indefinite period of time. It is thus premature for the applicant to request entitling the redevelopment of the site for two parcels; however, an entitlement of the existing convenience store site may be appropriate so that the applicant can apply for all necessary permits with Douglas County to address the outstanding violations insofar as any land disturbance is needed or additional structures constructed to bring the property into compliance.

If the redevelopment were to be approved, it would also be necessary to ensure that all measures of off-site impact mitigation were in place to preserve the existing character of this section of Post Rd. The site plan does provide for incompatible use buffers where abutting residentially zoned property, but there is no dimensioned area for a stormwater detention pond or septic infrastructure.

Recommendation:

Staff is recommending **approval with conditions** of the Rezoning and Special Use Permit requests as presented based upon the following findings:

1. The use would not adversely affect the public health, safety, and welfare provided that all outstanding violations are addressed within a specified timeline.
2. The redevelopment of the site would not impair the intent, purpose, or spirit of the Unified Development Code.

Staff is recommending the following **conditions**:

1. The applicant must produce proof of no outstanding violations prior to the renewal or approval of new Occupational Tax Certificate(s) for the property at 4333 Post Rd.
2. The existing violations as outlined by the Georgia Department of Natural Resources' Environmental Protection Division must be remedied by December 20th, 2026. If the outstanding violations are not remedied at that time, staff will present the Rezoning and Special Use Permit before the Board of Commissioners as a show-cause hearing.

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: Z2026-50 & S2026-51 DATE OF MEETING: July 7, 2026

This site is located at 4333 & 4289 Post Rd. Post Rd is a Minor Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with posted speed limits of 45 MPH. The Right-Of-Way width along Post Rd is 80 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. This parcel will require improvements within the Right-Of-Way complying with the UDC Code. Details of improvements will be defined during DRC meetings.
2. The proposed development will have a minor impact on traffic in the immediate area and will generate approximately 1,590 vehicles per day; approximately 97 during the AM peak hour and approximately 110 during the PM peak hour.

Existing Volume

Post Rd ADT: (2021) – 3,715 (2022) – 4,107 (2024) – 4,9850

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: _____ DATE OF MEETING: _____

WATER

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

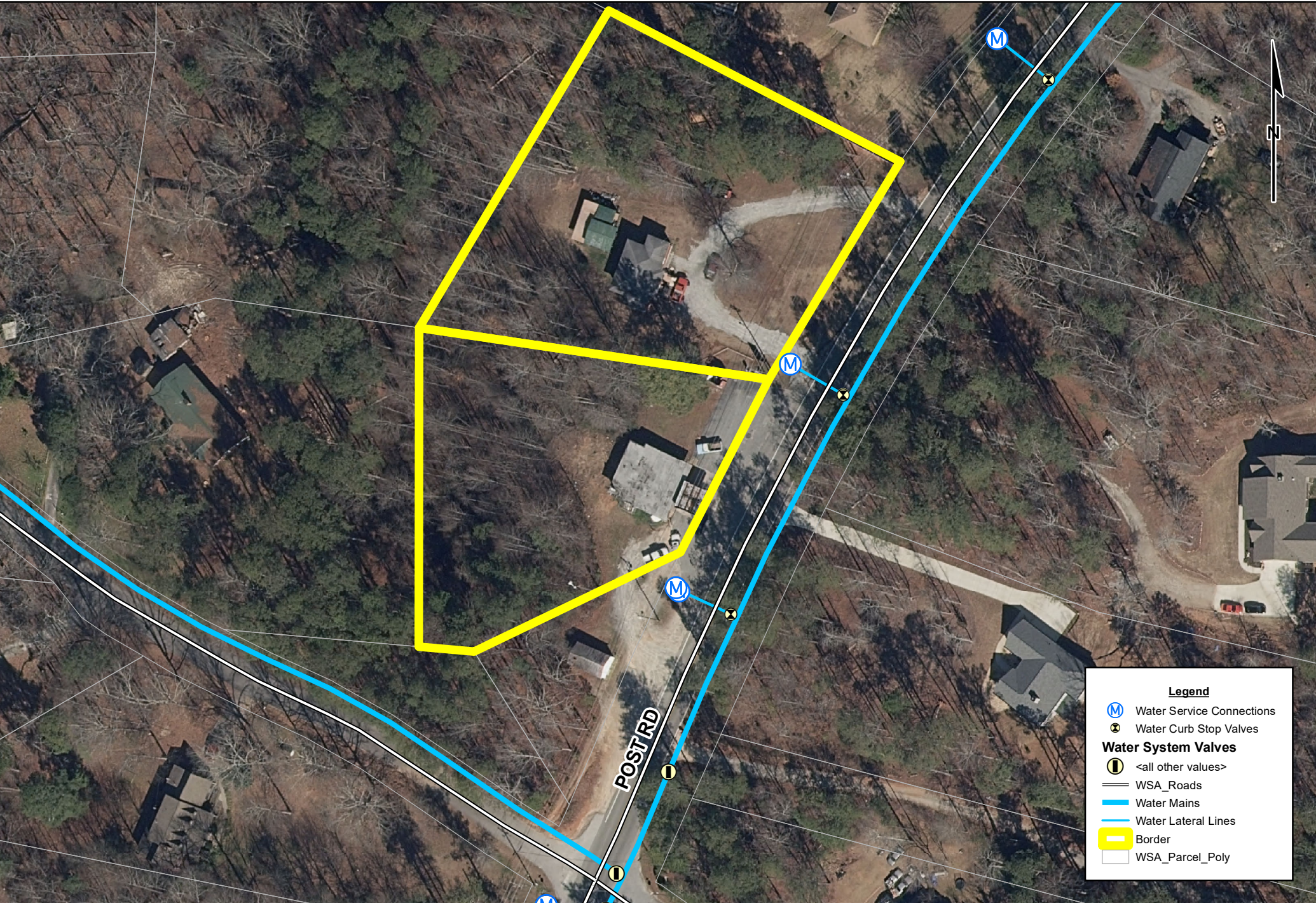
SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
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: _____
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?
9. Have the development plans been approved by the water and sewer authority?

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:



Legend

Water Service Connections

Water Curb Stop Valves

Water System Valves

<all other values>

WSA_Roads

Water Mains

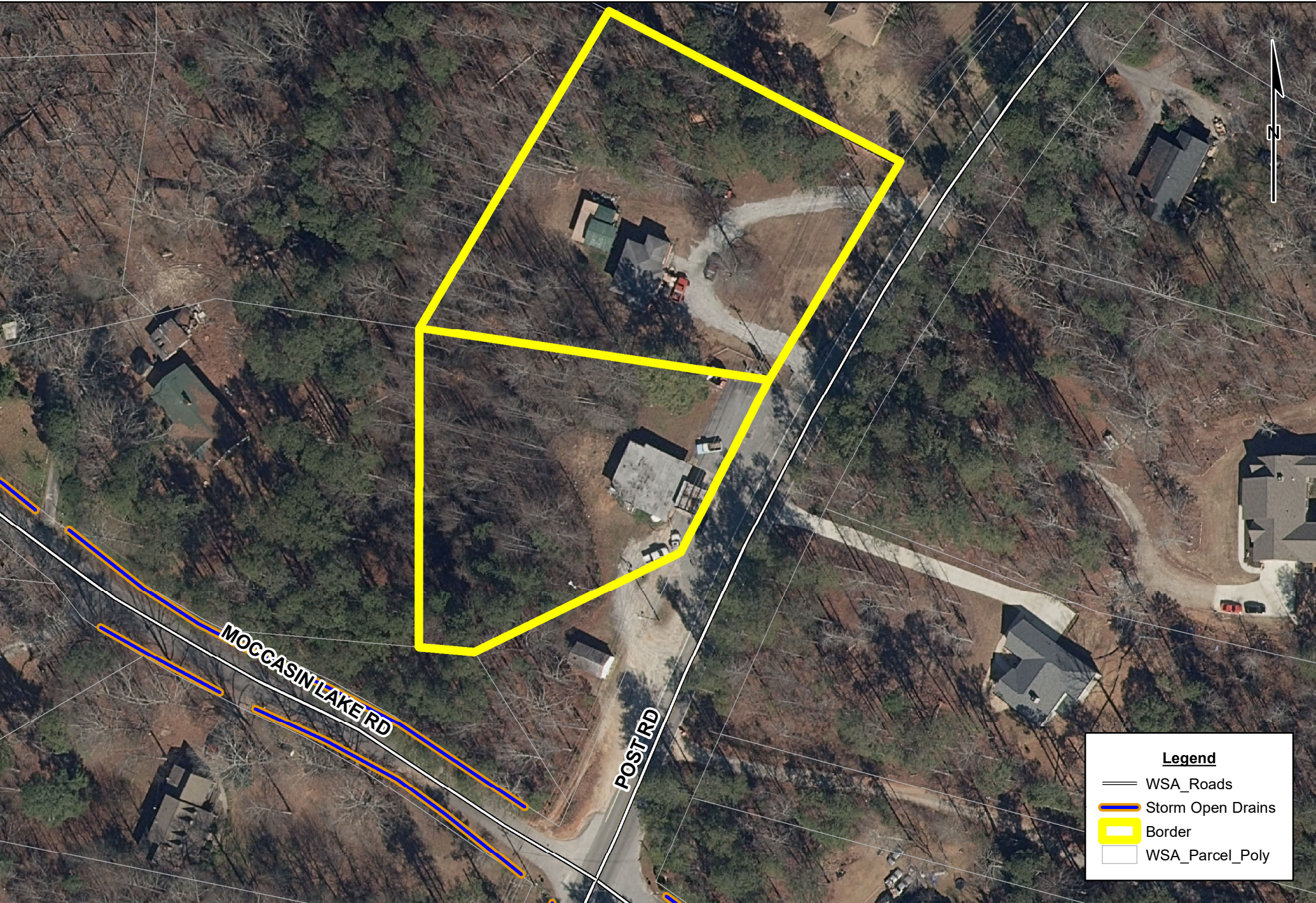
Water Lateral Lines

Border

WSA_Parcel_Poly

Applicant: Suntan Construction
Location: 4333 Post Rd & 4289 Post Rd
Land Lot Lot: Dist:1 Sect: Parcel: 00750250033 & 00750250015
Lot Size: Acres: .91 & 1.39
Case #: S2026-51

DDCWSA Impact Study Map



Applicant: Suntan Construction
Location: 4333 Post Rd & 4289 Post Rd
Land Lot: Lot: Dist:1 Sect: Parcel: 00750250033 & 00750250015
Lot Size: Acres: .91 & 1.39
Case #: S2026-51

DDCWSA Impact Study Map



DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezonings and Variances

FIRE DEPARTMENT

REQUEST FOR: ☐ Special Use Permit ☒ Rezoning ☐ Variance

CASE NUMBER: 22026-50 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	8	11	6.9
Advanced Life Support EMS Unit	8	11	6.9
Aerial Fire Apparatus	8	11	6.9

*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:

Comments:

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

 6/16/26
4333 Post

Douglas County Sheriff's Office

Impact Response – Special Use Permits, Rezoning, and Variances

Case #: **S 2026-S1**

Prepared by: Colonel Doug Oliver

Summary:

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

Current Response Times:

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

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

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

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 42 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:

#333 Post Road
Gas Station - utilizing
2 lots
* Build New gas Station

Concerns:

Better design. Suggest
Covers and good lighting
in addition to Alarm.

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:_____ Case No._____ Meeting Date:_____

Request For: ☐ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☐ NO

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

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

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

5. Additional comments by the Engineering Department:

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

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

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: Z2026-50 **DATE OF MEETING:** _July 7, 2026_

PROPOSED ZONING: R-A **CURRENT ZONING:** C

OWNER'S NAME: Nandani LLC

MAILING ADDRESS: 117 West Wilson St, Villa Rica, GA 30180

LOCATION OF PROPERTY: 4333 Post Rd Winton GA 30187

LAND LOT: 750 **DISTRICT:** 2 **SECTION:** 5 **PARCEL:** 33

NATURE OF VIOLATION(S):
NA

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

No

COURT ORDER:

No

ADDITIONAL COMMENTS:





2018-2019

Mason Lake Rd

Foxridge Dr

© 2018 Google Earth



HRC

2.9.26

H26113

EX. P.L.

50' ZONING BUFFER

50' ZONING BUFFER

50' ZONING BUFFER

AREA
0.91 ACRES

EX. P.L.

15' BSL

50' BSL

EX. C-STORE

EX. CANOPY

C-STORE
±2920 SF

FUEL CANOPY
±133'

24'

80'

POST ROAD

APPARENT 80' R/W WIDTH

HRC DB# H26113



SCALE: 1" = 40'

MOCCASIN LAKE ROAD

PROPERTY OF
DAUGLAS
COUNTY

Issued Date: 6/18/2026

UST NOTICE OF VIOLATION

OWNER/R.O. INFORMATION:

Mr. Riddhiben Pandya
Riddhiben Pandya C Stores
2423 South Hwy 100
Bowdon, GA 30108

FACILITY INFORMATION:

Midget Market
4333 Post Road
Winston, GA 30187; Douglas County
Location ID: 9048047 / Air Station ID: 2547

Based on the **12/29/2025** inspection, the above facility was found to be in violation of the Georgia Rules for Underground Storage Tank Management (GUST Rules), Chapter 391-3-15. The violations identified during the inspection are as follows:

391-3-15-.05 [280.22(b)] Failure to submit notification of ownership change within 30 days of UST system acquisition
391-3-15-.06 [280.30(a)] Failure to prevent overfilling and spilling during the transfer of product
391-3-15-.06 [280.31(a)] Failure to operate and maintain a corrosion protection system continuously
391-3-15-.06 [280.31(c)] Failure to inspect impressed current cathodic protection systems every 60 days
391-3-15-.06 [280.33] Failure to repair and test UST system in accordance with a code of practice or manufacturer's specifications
391-3-15-.06 [280.35(a)(1)] Failure to monitor or test spill prevention equipment
391-3-15-.06 [280.35(a)(2)] Failure to inspect overfill prevention equipment every 3 years
391-3-15-.06 [280.36(a)(1)(i)] Failure to conduct 30-day walkthrough inspections
391-3-15-.06 [280.36(a)(1)(ii)] Failure to conduct annual walkthrough inspections of containment sumps and hand-held release detection equipment
391-3-15-.07 [280.41(a)] Failure to monitor tanks every 30 days
391-3-15-.12 [280.111(a)] Failure to maintain evidence of financial assurance mechanisms used to demonstrate financial responsibility
391-3-15-.16 [280.240] Failure to have a certified Class A operator
391-3-15-.16 [280.240] Failure to have a certified Class B operator
391-3-15-.16 [280.240] Failure to have a certified Class C operator

The above violation(s) must be corrected within thirty (30) days of receipt of this letter. You may submit documentation of your actions to correct the above violations to the Compliance Officer listed below. Failure to correct these violations will result in additional enforcement actions. This may include **fuel delivery prohibition** and **termination of GUST Trust Fund eligibility**.

COMPLIANCE OFFICER:	Yasra Adowar
PHONE:	(470) 251-8088
EMAIL:	Yasra.Adowar@dnr.ga.gov
MAILING ADDRESS:	4244 International Parkway, Atlanta, GA 30354

For Official Use Only

File (RC); County Douglas; FID 9048047; UST MGR SM

ATTACHMENT A

391-3-15-.05 [280.22(b)] Failure to submit notification of ownership change within 30 days of UST system acquisition

- Submit the purchase agreement documentation for both the property and the tanks.
- Change the ownership on the 7530-1 form.
- If you are intending to close the tanks in ground, submit the completed and signed GUST- 29 and the 7530-1 forms to show the Permanent Closure Date.

391-3-15-.06 [280.30(a)] Failure to prevent overfilling and spilling during the transfer of product

- All spill buckets contained products. Clean Dispenser #1/2 and # 3/4 of all product. Clean all buckets and dispensers, then submit photos.

391-3-15-.06 [280.31(a)] Failure to operate and maintain a corrosion protection system continuously

- The last two cathodic protection testing reports are missing

391-3-15-.06 [280.31(c)] Failure to inspect impressed current cathodic protection systems every 60 days

- The rectifier has no switch, and the gauge is showing a zero reading. It is not functional, and no logs were submitted.

391-3-15-.06 [280.33] Failure to repair and test UST system in accordance with a code of practice or manufacturer's specifications

- The diesel meter at dispenser #3/4 is seeping product.
- The solenoid valve and the filter at dispenser #1/2 is seeping product.
- The suction pump motor belt is torn at dispenser #1/2.

391-3-15-.06 [280.35(a)(1)]1 Failure to monitor or test spill prevention equipment

- The spill integrity testing report for all tanks is missing

391-3-15-.06 [280.35(a)(2)] Failure to inspect overfill prevention equipment every 3 years

- The overfill prevention inspection report for all tanks is missing

391-3-15-.06 [280.36(a)(1)(i)] Failure to conduct 30-day walkthrough inspections

- The 30-days walkthrough inspection log for 2025 includes inaccurate answers for the release detection section.

Mr. Riddhiben Pandya
Riddhiben Pandya C Stores
Location ID: 9048047 / Air Station ID: 2547

ATTACHMENT A(Cont'd)

391-3-15-.06 [280.36(a)(1)(ii)] Failure to conduct annual walkthrough inspections of containment sumps and hand-held release detection equipment

- The annual walkthrough inspection logs include inaccurate information for the operability and serviceability Inspection, especially for the torn suction pump belt.

391-3-15-.07 [280.41(a)] Failure to monitor tanks every 30 days

- The tank leak detection monthly monitoring test reports (SIR) from October 2025 to present are missing due to the lack of a chart, no inventory report and no vendor contract in place.

391-3-15-.12 [280.111(a)] Failure to maintain evidence of financial assurance mechanisms used to demonstrate financial responsibility

- The Quarterly GUST TRUST fund receipts from October 2025 to present are missing. Submit GUST Trust fund receipt from October 2025 to present.

391-3-15-.16 [280.240] Failure to have a certified Class A operator

- Operator A training certificate is missing

391-3-15-.16 [280.240] Failure to have a certified Class B operator

- Operator B training certificate is missing

391-3-15-.16 [280.240] Failure to have a certified Class C operator

- Operator C training certificate for all employees is missing

Georgia Department of Natural Resources

Environmental Protection Division
Underground Storage Tank Management Program
4244 International Parkway, Suite 104, Atlanta, Georgia 30354
404/362-2687

NOTICE DATE: 06/26/2026

GEORGIA UNDERGROUND STORAGE TANK (GUST) CLOSURE ACTIVITY FORM

Notification should be submitted to ask.ust@dnr.ga.gov prior to 30 days of removal and removal must take place within 90 days of the Proposed Closure Date in the table below.

I. FACILITY INFORMATION:

Facility Name: Midget Market
Address (location; **no** PO Box): 4333 post road
City: winston County: Ga Zip Code: 30187
Facility ID: ID# 9048047

II. UST INFORMATION:

USE THE TANK ID LISTED ON THE TANK REGISTRATION FORM (7530)				
Tank ID	Piping ID	Type of Closure (check one)	Date Last Used (if known)	Proposed Closure Date
9048047-t1	9048047-p1	☒ Removed ☐ In Place		12/20/2026
9048047-t2	9048047-p2	☒ Removed ☐ In Place		12/20/2026
		☐ Removed ☐ In Place		
		☐ Removed ☐ In Place		
		☐ Removed ☐ In Place		

III. UST OWNER (If known):

UST Owner Name: sandip
Mailing Address: 4333 post rd
City: winston State: ga Zip Code: 30187

IV. CLOSURE CERTIFICATION

Check all that apply. Not valid without signature:

☒ I certify that the information concerning permanent closure of the UST system referenced on this form is true to the best of my knowledge and that the requirements of the Georgia Environmental Protection Division Closure Report Guidance will be met.

☐ I certify that I acquired the property **after** the UST System was installed and have not authorized nor allowed tank use for petroleum storage at any time.

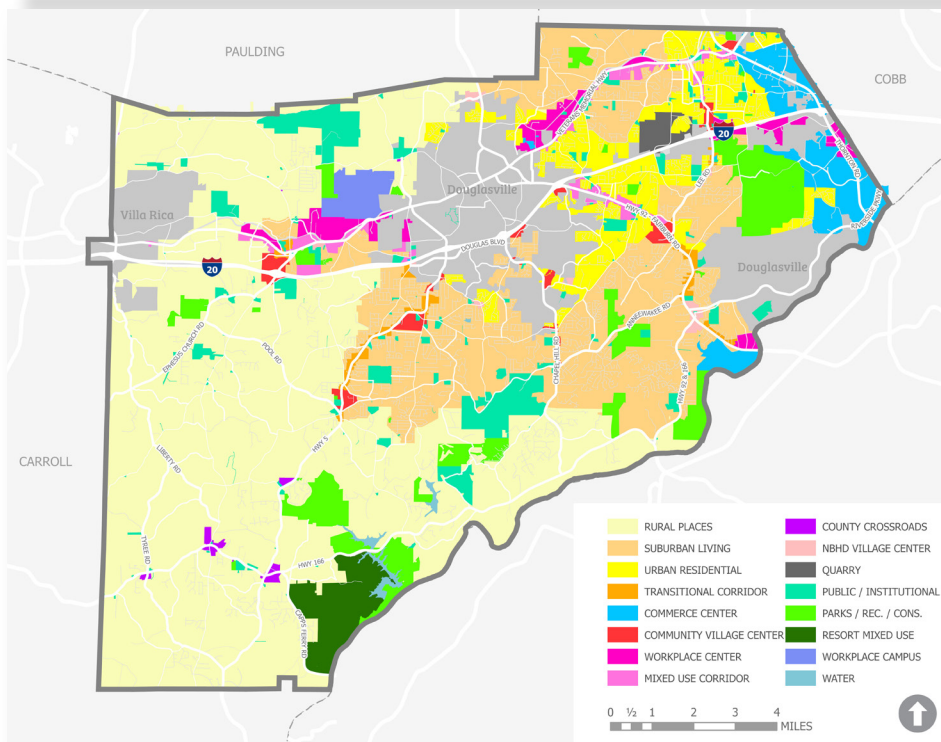
☐ I certify that I have **not** received any financial or transactional incentives, gains, rents, etc. from the use of the UST System on the property.

Name (Print): Sandip Pandya
Organization Name (if applicable):

Telephone: 404-980-8116

Signature:  Date: 06/26/2026

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.

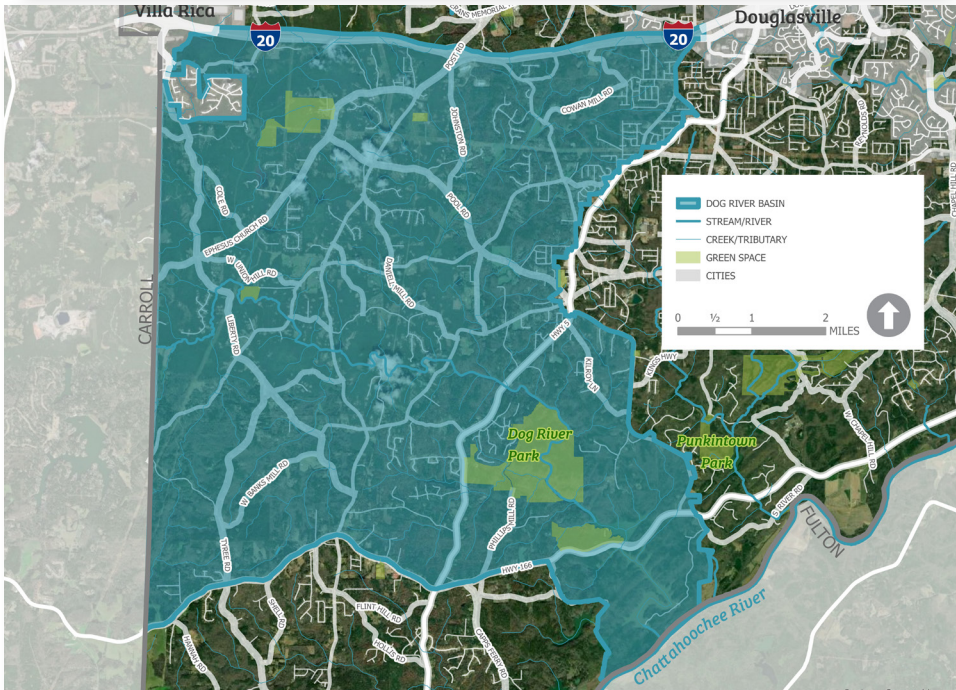
Appropriate Zoning Districts:

- 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

Dog River Basin



Dog River Basin

Description

The Dog River Basin limits development to protect the Dog River Watershed. Douglas County relies on the Dog River Reservoir as its drinking water supply, so preservation of water quality and quantity is a paramount consideration for policies and regulations of the county. Low-density residential uses will predominate in this area and non-residential uses are discouraged.

Small- and medium-sized farms in the area continue to operate with traditional activities. Some farms have incorporated agri-tourism opportunities into their operations. Rural-residential development, large lot single-family development, and some established single-family planned subdivisions comprise the predominant development patterns in this area. Density is largely achieved through the development of an accessory housing unit to a principal dwelling.

Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

Current Character

- Rural and rural residential on large lots
- Dog River natural system
- Very little commercial or industrial
- Scenic Byway (Highway 166) passes through character area

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

Parks, Open Space + Trails Guidance

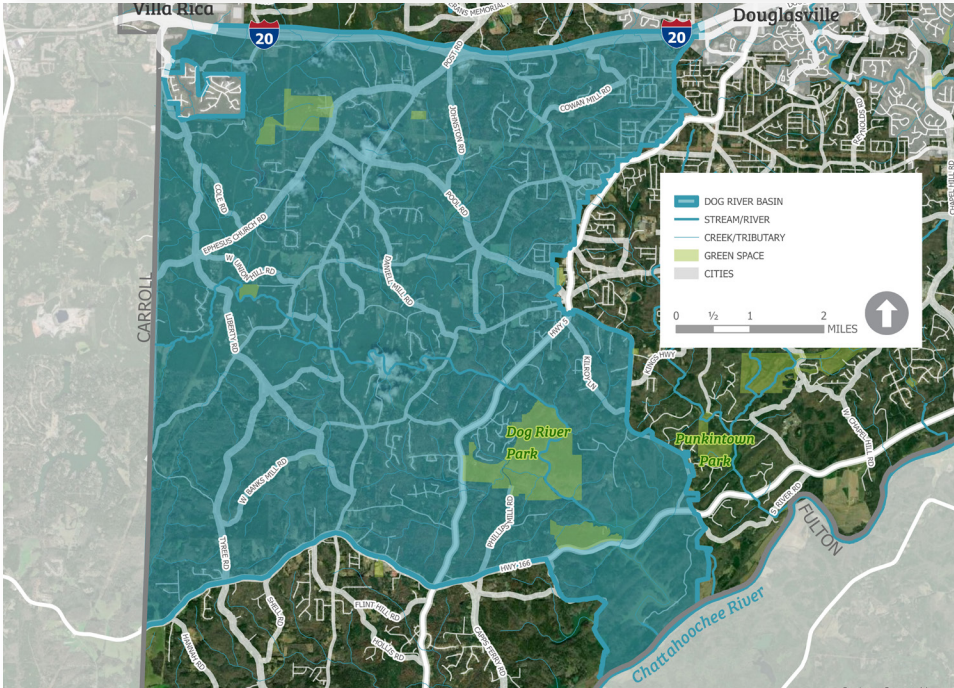
The Dog River Basin is rural in character with most residents having access to greenspace on their own property, so there is little demand for smaller, local parks; however, larger, community parks and conservation areas are appropriate in this character area. Trail connectivity is a community priority,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

Housing Guidance

- Rural Residential
- Suburban Low Density
- Accessory Dwelling Unit

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

Dog River Basin



Other Considerations:

- Density Transfer Program should be explored here
- Community desire/need for improved access to commercial services such as a grocery store
- Community desire to preserve natural areas and rural character

Future Land Use Changes Can Be:

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

* Predominant Land Use(s)

Compatible Zoning Districts for Future Rezoning

- AG
- RA
- PUD (limited)

AN ORDINANCE ALLOWING A REZONING

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

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

Applicant: Suntan Construction

Address: 4333 Post Rd, Winston, GA 30187

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

Parcel ID: 0075-025-0033

Acreage: 2.3 acres

Zoning: Rezoning from R-A, Residential-Agricultural, to C-H, Heavy Commercial, and a Special Use Permit to Allow a Convenience Store with Fuel Pumps

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

Findings:

1. The use would not adversely affect the public health, safety, and welfare provided that all outstanding violations are addressed within a specified timeline.
2. The redevelopment of the site would not impair the intent, purpose, or spirit of the Unified Development Code.

Conditions:

1. The applicant must produce proof of no outstanding violations prior to the renewal or approval of new Occupational Tax Certificate(s) for the property at 4333 Post Rd.
2. The existing violations as outlined by the Georgia Department of Natural Resources' Environmental Protection Division must be remedied by December 20th, 2026. If the outstanding violations are not remedied at that time, staff will present the Rezoning and Special Use Permit before the Board of Commissioners as a show-cause hearing.

Adopted and effective this July 7, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcaarez, District IV

Attest:

Dr. Romona Jackson Jones, Chairman

Allison Duncan, AICP
Planning and Zoning Manager

DRAFT

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

Application Number	Z2026-52/ S2026-53
Applicant Name	Kossi Ahovi
Property Owner Name	Mamadou A. Balde
Property Address	7178 S Sweetwater Rd, Lithia Springs, GA 30122
Land Lot, District, Section, Parcel	Land Lot(s): 0530, 0531; District: 18; Section: 2; Parcel: 0014; Parcel ID: 0530-182-0014
Current Zoning	C-G, General Commercial
Future Land Use Classification	Mixed-Use Corridor
Character Area Classification	Traditional Neighborhood
Request	Request for a Rezoning from C-G to C-H, Heavy Commercial, and a Special Use Permit to Allow a Tire Change & Repair Business
Associated Future Land Use Map Amendment	N/A
Size (in acres)	0.41 acres
Commissioner District	1
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Tire Change & Repair Business
Recommendation on Rezoning Request	Denial
Meeting Date	07/07/2026

Relevant Code Sections:

Article	Section	Description
3	317	Regulations controlling for automobile repair and maintenance facilities

Prior Zoning Actions:

Year	Case #	Summary of Action
1982	Z1982-119	Rezoning from R-2 to C-3

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?	Yes
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?	Neutral
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?	Yes

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?	No
3.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	No
4.	Is or will the type of street providing access to the use be adequate to serve the proposed Special Use?	No; deficiencies to be identified at DRC
5.	Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	No; deficiencies to be identified at DRC
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?	No
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?	No
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Special Use Permit Criteria Discussion:

Summary of Proposal:

The applicant is proposing a rezoning from C-G to C-H, Heavy Commercial, and a Special Use Permit for a tire change & repair business.

Existing Conditions:

The property has a 2,800 sq. ft. building sited. The building has a single roll-up bay on the ground floor, and Occupational Tax records suggest that there are leasable suites on the second floor.

Planning Concerns:

The transition of this site to C-H, Heavy Commercial, would introduce a land use pattern that would deviate from the established pattern along this section of S Sweetwater Rd. The lots typical for commercial-oriented uses along S Sweetwater Rd are similar in size to residential lots (approximately 0.50 acres, generally), and the lot sizes would both constrain activities on the site for new development or may not yield enough area to accommodate incompatible use buffers for transitioning lots that have been previously developed.

The C-H zoning district would permit uses that may provide for a greater scale of traffic volume and use. Without adequate buffering from the established residentially zoned and used lots abutting, it is unclear what, if anything, would mitigate off-site impacts such as noise, glare, and odor.

The use as a tire change & maintenance facility may require additional considerations to be discussed at the Development Review Committee for vehicle queuing, accommodating existing traffic volumes for any business that may occupy an office space on the second floor, and ensuring any development is orderly insofar as all development standards of the Unified Development Code to accommodate a greater scale of use on this site are installed and maintained. The mixed-use corridor Future Land Use Map designation does anticipate a greater mix of non-residential uses in different scales and forms; however, there should be deference to the established character of the area and the existing capacity of the site to accommodate these greater scales and forms.

Recommendation:

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

Findings:

1. The rezoning may introduce an intensity of scale not able to be reasonably accommodated on the site without an assemblage.
2. The rezoning would impair the intent of the Comprehensive Plan.
3. The use would adversely affect the public health, safety, and 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 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: Z2026-52 & S2026-53 DATE OF MEETING: July 7, 2026

This site is located at 7178 S Sweetwater Rd. S Sweetwater Rd is a Major Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with posted speed limits of 35 MPH. The Right-Of-Way width along S Sweetwater Rd is 60 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. This parcel will require improvements within the Right-Of-Way complying with the UDC Code. Details of improvements will be defined during DRC meetings.
2. The proposed development will have very little impact on traffic in the immediate area and will generate approximately 50 vehicles per day; approximately 5 during the AM peak hour and approximately 7 during the PM peak hour.

Existing Volume

S Sweetwater Rd ADT: (2021) – 12,179 (2022) – 12,067 (2024) – 12,058

Rezoning Application
Douglas County Board of Commissioners
Douglas County, Georgia

All information must be provided in order for an application to be submitted.

Date of Application: 05/22/2026

Application #: Rezoning
29026-525

I hereby request that the property described in this application be rezoned from:

Zoning District Designation: CG to Zoning District Designation: CH

Is this request consistent with the Douglas County Comprehensive Plan and Future Land Use Map?

Yes /

No _____ (Must be verified by P&Z Staff)
(If No, a Plan Amendment will be required)

Address of Property:

7178 Sweetwater Rd Lithia-Spring, GA 30122

Land Lot: 530 District: 18 Section: 9 Parcel: 14

Area: .41 Acres or 042,12800 Square Feet

Current Use of Property: Commercial

Proposed Use of Property: Special Use permit Rezoning

If existing property/structure is vacant or not in use, how long has it been vacant or not in use?

Owner of Property: MAMADOU A. BALDE

Mailing Address:

6672 Coventry PT Austel, GA 30168

Telephone Number (Daytime): 404447-1679

Applicant: KOSI AHOVI

Mailing Address:

1651 Brumby Cir Lithia-Spring GA 30122

Telephone Number (Daytime): 4049969910

Email address: kossirea20ya-hoo.k2

Is the request for a Subdivision?

YES _____

NO ✓

If yes, provide the total number of lots possible if the property is developed as currently zoned.

What is the total number of lots proposed for this rezoning request? _____

Summary of Proposed Rezoning:

Give a summary description of the proposed project in the space provided below (attach additional pages if necessary). The narrative should be based on the Standards & Criteria for Rezoning. If this application is for Conditional Rezoning, please list the conditions.

A specific change for my new business
Tire Tire Shop

- J. **Development of Regional Impact** – If your application meets the following criteria, you will be required to submit additional information to the Atlanta Regional Commission (Application submitted by Planning & Zoning).

Type of Development	Thresholds
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than 500,000 gross square feet
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Greater than 400,000 gross square feet; or covering more than 120 acres

Note: Other types of development may also meet the Development of Regional Impact criteria and require the submittal of an application.

- K. Any other information required by the Planning & Zoning Department or any other County departments which is deemed necessary or desirable in processing the application which is related to the present or proposed use of the property.

I have read and understand the attached application and zoning procedures. I also hereby authorize the Planning staff to inspect the premises that are the subject of this rezoning application.


Signature of Applicant _____ Date 05/22/2026
Kossi Ahovi
Printed Name of Applicant _____ Date 05/22/2026

FOR OFFICE USE ONLY

Date Received: 5-22-2026 Hearing Date: July 7, 2026

Received by: Jehannah Womack



Special Use Permit Application

Douglas County Board of Commissioners
Douglas County, Georgia

Applications will be received on business days between 9:00 AM and 3:00 PM

Date of Application: 05/22/2026

Application #: Special Use Zoning
S3026-53

Current Zoning: com CG

Address of Property:

7178 Sweetwater Rd Lithia Springs, GA 3122

Land Lot: 530 District: 18 Section: 2 Parcel: 14

Area: .41 Acres or _____ Square Feet

Current Use of Property: CG

Proposed Use of Property: CH Tires Shop

If existing property/structure is vacant or not in use, how long has it been vacant or not in use?

Owner of Property: MAMADOU A. BALADE

Mailing Address:

6672 Coventry PT Austel, GA 30168

Telephone Number (Daytime): 404 447 1679

Applicant: Kossi AHOVI

Mailing Address:

1651 Brumby circle Lithia Springs GA 30122

Telephone Number (Daytime): 404 996 9910

Email address: kossirea2@yahoo.fr
~~adam~~ adam.balade@gmail.com

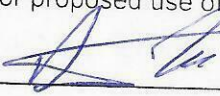
Description of Proposed Use:
(attach additional sheets if necessary)

kossirea2@yahoo.fr

A specific change for my new Business
Tires Shop

- I. **Property Value Disclosure Form** – The applicant must provide the information listed or sign the affidavit stating this information is not required in order to evaluate the property for zoning.
- J. Any other information required by the Planning & Zoning Department or any other County departments which is deemed necessary or desirable in processing the application which is related to the present or proposed use of the property.

Signature of Applicant



Date

05/22/2026

Printed Name of Applicant

KOSSI AHОВI

Date

05/22/2026

FOR OFFICE USE ONLY

Date Received: 5-22-2026

Hearing Date:

July 2, 2026

Received By: Johannah Womack

Development of Regional Impact – If your application meets the following criteria, you will be required to submit additional information to the Atlanta Regional Commission (Application submitted by Planning & Zoning).

Type of Development	Thresholds
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than 500,000 gross square feet
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Greater than 400,000 gross square feet; or covering more than 120 acres

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: _____ DATE OF MEETING: _____

WATER

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

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
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: _____
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?
9. Have the development plans been approved by the water and sewer authority?

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:



Legend

 Water Hydrants

Water Fittings

 <all other values>

Water System Valves

 <all other values>

 WSA_Roads

 Water Mains

 Water Lateral Lines

Sewer Gravity Mains

 <all other values>

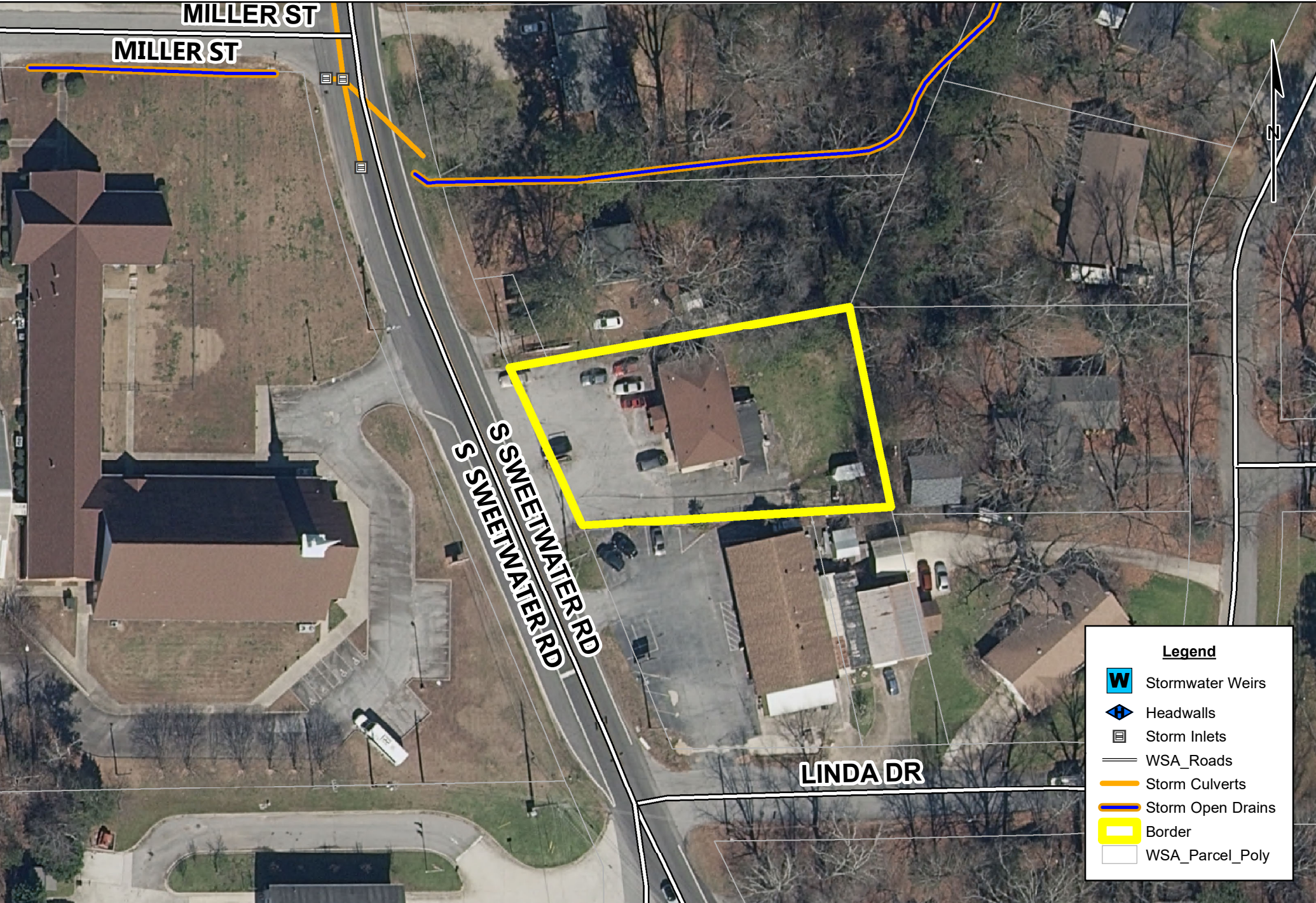
 Sewer Manholes

 Border

 WSA_Parcel_Poly

Applicant: Kossi Ahovi
Location: 7178 S Sweetwater Rd Lithia Springs, GA 30122
Land Lot: Lot: 530 Dist:18 Sect: 2 Parcel: 14
Lot Size: Acres: .14
Case #: S2026-53

DDCWSA Impact Study Map



Applicant: Kossi Ahovi
Location: 7178 S Sweetwater Rd Lithia Springs, GA 30122
Land Lot: Lot: 530 Dist:18 Sect: 2 Parcel: 14
Lot Size: Acres: .14
Case #: S2026-53

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: _____ DATE OF MEETING: 2/20/26 - 52

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	5	1
Advanced Life Support EMS Unit	1	5	1
Aerial Fire Apparatus	1	5	1

*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.

 6/16/26

7128 S Sweetwater.

Douglas County Sheriff's Office

Impact Response – Special Use Permits, Rezoning, and Variances

Case #: **S 2026-52**

Prepared by: Colonel Doug Oliver

Summary:

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

Current Response Times:

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

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

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

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 42 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: *MAMADOU Balade • 41 AC*
7178 Sweetwater Rd
Kithin Springs, GA

Change requested Fire Stop

Concerns:

Suggest - Canine, lighting
and Alarm.

Structure sits off 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:_____ Case No._____ Meeting Date:_____

Request For: ☐ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☐ NO

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

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

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

5. Additional comments by the Engineering Department:

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

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

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: Z2026-52 **DATE OF MEETING:** _July 7, 2026_

PROPOSED ZONING: C-G **CURRENT ZONING:** C-H

OWNER'S NAME: MAMADOU A BALDE

MAILING ADDRESS: 6672 Coventry Pt Austell GA 30168

LOCATION OF PROPERTY: 7178 Sweetwater Rd Lithia Springs GA 30122

LAND LOT: 530 **DISTRICT:** 18 **SECTION:** 2 **PARCEL:** 14

NATURE OF VIOLATION(S):
NA

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

No

COURT ORDER:

No

ADDITIONAL COMMENTS:

Miller St

Brenda Ln

Linda Dr

Groove/Lake Rd

S Sweetwater Rd

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Miller St

R-LD

C-G

Brenda Ln

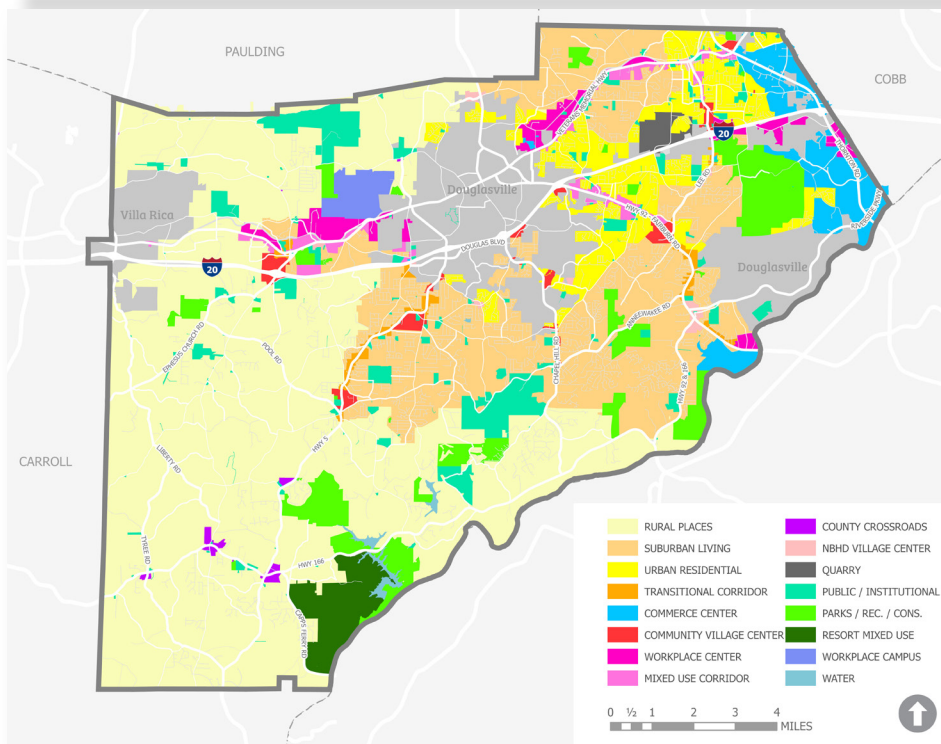
Linde Dr

Grove Lake Rd

S Sweetwater Rd

PSP

Mixed Use Corridor



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

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

Primary Land Uses:

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

Community Facilities:

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

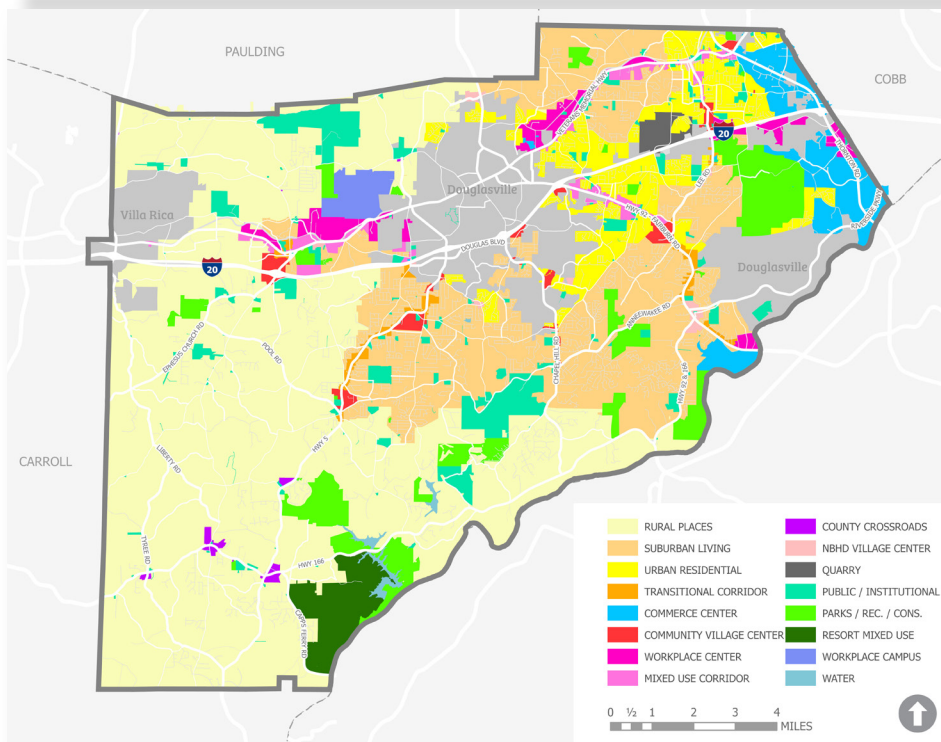
Master Planned Developments:

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

Appropriate Zoning Districts:

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

Mixed Use Corridor



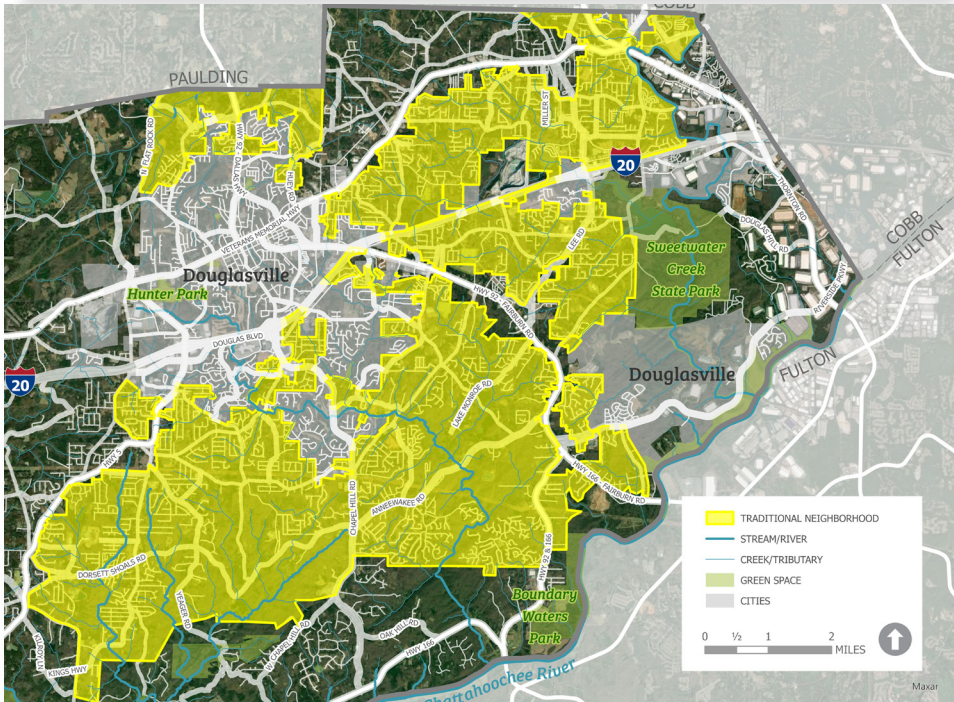
Character Areas:

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

Policies and Implementation Strategies:

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

Traditional Neighborhood



Traditional Neighborhood

Description

The Traditional Neighborhoods are communities that support high quality suburban lifestyles. These areas predominantly have single family neighborhoods and neighborhood-serving shopping centers. There is widespread access to water and sewer infrastructure and relatively good access to automobile transportation opportunities. Some areas are limited for development due to environmentally sensitive conditions, including granite deposits, topography, and watershed protection restrictions.

Neighborhood development patterns reflect a diversity of ages, styles, and materials. The predominant development pattern is single-family residential, with limited nodes of non-residential development that serve neighborhood needs. Non-residential development most appropriate to these areas include schools, religious institutions, small-to medium-sized commercial centers, parks, and cultural opportunities. Large commercial centers, office or industrial development are not appropriate for this character area. Higher density residential uses are appropriate in transitional areas along major corridors.

New development should incorporate high quality materials and reflect design and landscape considerations appropriate to the context of the neighborhood it serves. An emphasis on context appropriate development that considers the historic time period and appropriate materials of adjacent development is preferred. Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

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

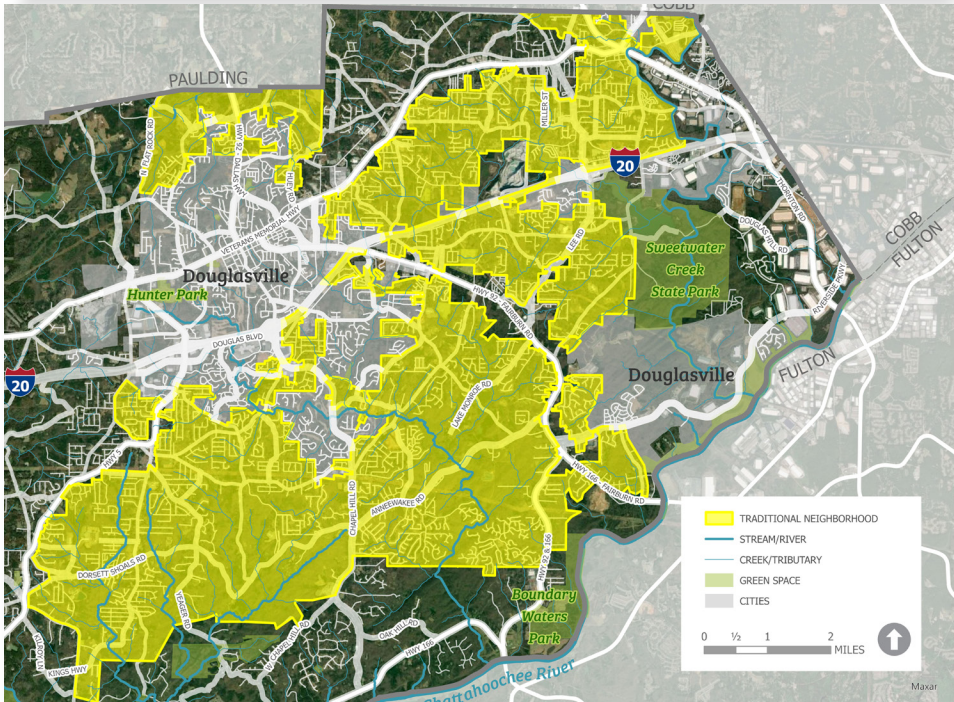
Parks, Open Space + Trails Guidance

The Traditional Neighborhood character area is well-served by community parks (see Map on page 133 in the Parks, Open Space, and Trails chapter); however, the creation of additional parks and recreation spaces is encouraged.

Housing Guidance

- Single Family Low Density
- Single Family Medium Density
- Single Family High Density (limited)
- Cottage Court (limited)
- Du/Tri/Quadplex (limited)
- Townhomes (limited)
- Multi-Family Garden Style (limited)
- Residential Mixed Use (limited)
- Accessory Dwelling Unit (ADU)

Traditional Neighborhood



Current Character

- A mix of historic and newer suburban-style residential neighborhoods
- Some smaller shopping centers and strip commercial along corridors
- Multiple creek systems present, such as the Anneewakee, Gothards, Little Bear, and Sweetwater Creeks
- Barriers to Future Development
- Granite/Gneiss and some bands of quartzite
- Flood zones from various creek systems
- Some protected watershed regulations around Baldwin Bear Creek Watershed

Other Considerations:

While single-family residential is the predominant housing type, increasing housing diversity is encouraged because of the level of infrastructure available. Higher density housing will be limited to corridors.

Compatible Zoning Districts for Future Rezoning

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

Future Land Use Changes Can Be:

- Suburban Living*
- Urban Residential*
- Rural Places
- Neighborhood Village Center
- Community Village Center
- Transitional Corridor
- Mixed Use Corridor
- Public/Institutional
- Transportation/Communication/ Utilities
- Parks/Recreation Conservation

* Predominant Land Use(s)

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

Application Number	S2026-54
Applicant Name	Petina Lovell/Lovell LoveCare Home, LLC
Property Owner Name	Petina Lovell
Property Address	2270 Charleston Pl, Lithia Springs, GA 30122
Land Lot, District, Section, Parcel	Land Lot: 0430; District: 18; Section: 2; Parcel: 0041; Parcel ID: 0430-182-0041
Current Zoning	R-LD, Residential, Low-Density
Future Land Use Classification	Urban Residential
Character Area Classification	Traditional Neighborhood
Request	Request for a Special Use Permit to Allow a Residential Care Facility
Associated Future Land Use Map Amendment	N/A
Size (in acres)	0.50 acres
Commissioner District	1
Subject to an HOA, POA, or similar?	Yes; however, possibly no longer operational
Proposed Use	Residential Care Facility
Recommendation on Special Use Permit Request	Approval with Conditions
Meeting Date	07/07/2026

Relevant Code Sections:

Article	Section	Description
3	340	Regulations Controlling Residential Care Facilities

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 proposing to start a Residential Care Facility for routine, non-medical care for the elderly.

Existing Conditions:

A 2,517 sq. ft., single-family detached residence is sited. The property is within the Heritage Square subdivision.

Planning Concerns:

The use as a Residential Care Facility is further regulated by the Georgia Department of Community Health (DCH).

Under the Rules and Regulations of the State of Georgia, Subject 111-8-62, DCH conducts annual inspections to check for compliance of the use with all applicable rules and regulations typically every 11 – 15 months.

The proposed use will not alter the existing, principal use as a single-family detached residence and will operate as accessory only. The Unified Development Code controls that the applicant shall be a full-time resident of the facility, so the property will be required to be owner-occupied.

Owner-occupancy status might limit the amount of individuals available under care given the Rules and Regulations applicable as it relates to standards for a bedroom and house plan arrangement.

The applicant would be required to make improvements to the interior of the structure to as to provide for all, applicable ADA accommodations, a sprinkler system, and possibly additional improvements to be determined by the Fire Marshal.

Recommendation:

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

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

Conditions:

1. The applicant shall submit to the Building Department sets of plans that would address the agency impact statements included within this staff report as well as additional requirements under the relevant governing codes of the departments that make up the Development Review Committee. All required improvements shall be made prior to the issuance of an Occupational Tax Certificate.
2. Prior to the issuance of the Occupational Tax Certificate, the applicant must provide proof of permit issued by the relevant governing department of the State of Georgia.
3. There shall be no more than two, unrelated individuals allowed to occupy a single bedroom.

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, Rezoning and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-54

DATE OF MEETING: July 7, 2026

This site is located at 2270 Charleston Pl. Charleston 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 Charleston 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: _____

DATE OF MEETING: _____

WATER

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

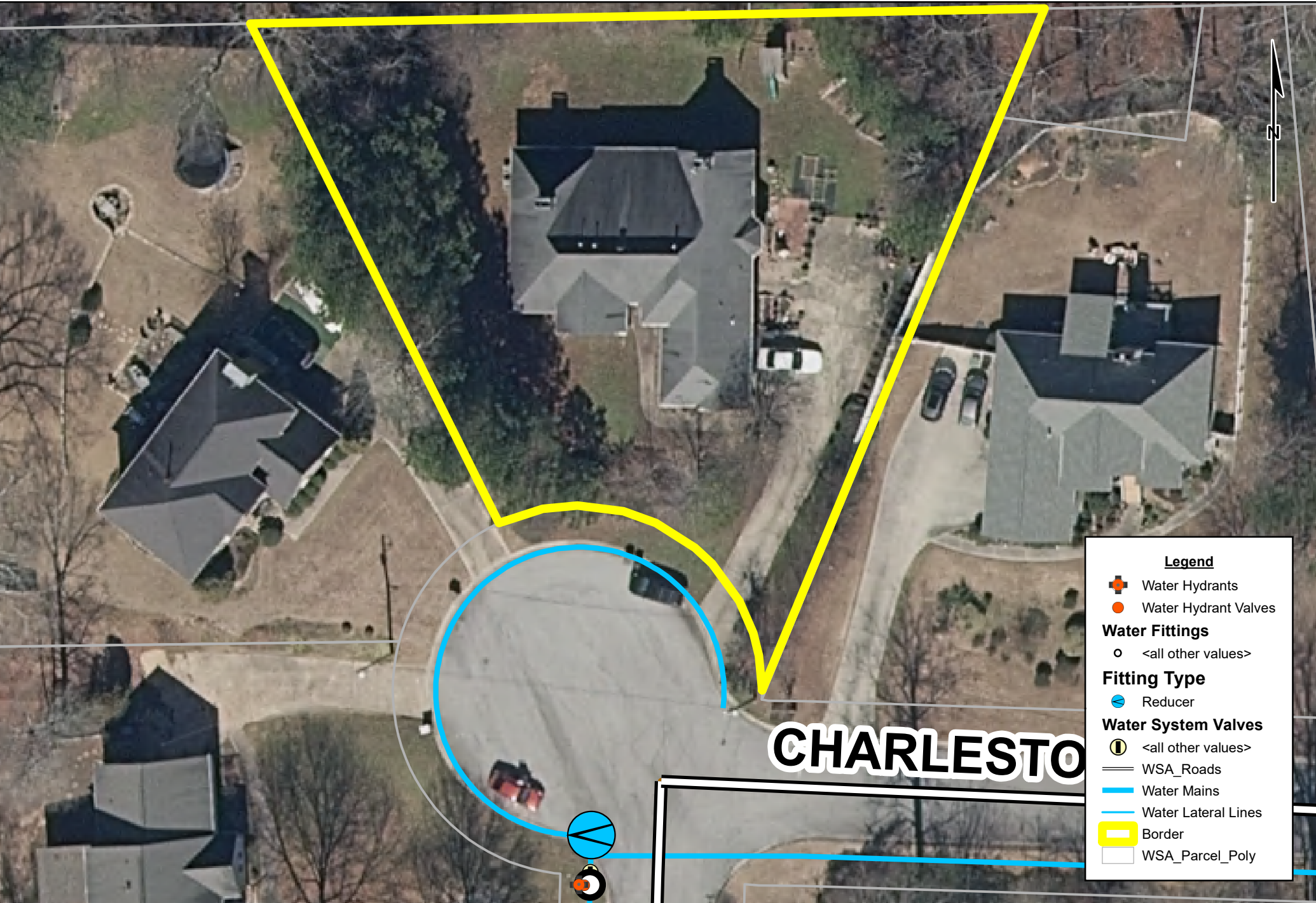
SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
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: _____
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?
9. Have the development plans been approved by the water and sewer authority?

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:



Applicant: Petina Lovell
Location: 2270 Charleston PL, Lithia Springs, GA 30122
Land Lot: Lot: 23 Dist: 1 Sect: Parcel: 043018200411
Lot Size: Acres: 0.25
Case #: Z2026-54

DDCWSA Impact Study Map



Applicant: Petina Lovell
Location: 2270 Charleston PL, Lithia Springs, GA 30122
Land Lot: Lot: 23 Dist: 1 Sect: Parcel: 043018200411
Lot Size: Acres: 0.25
Case #: Z2026-54

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 ☐ VarianceCASE NUMBER: 2020-54 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	5	1.3
Advanced Life Support EMS Unit	1	5	1.3
Aerial Fire Apparatus	1	5	1.3

*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 3Minimum 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 832 Sprinkler system & NFPA 12 fire Alarm.

Comments:

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

 6/16/20

2210 Chad Stew PI

Douglas County Sheriff's Office

Impact Response – Special Use Permits, Rezoning, and Variances

Case #: **2026-54**

Prepared by: Colonel Doug Oliver

Summary:

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

Current Response Times:

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

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

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

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 42 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:

Petina Lovell
2270 Charleston Place
Ketchikan Springs, CA

Concerns:

Requesting special permit for
care home.

*all Brick built in 1978
Single level - well maintained

- Only concern would be if dementia
or Alzheimer patient reside at
residence maintain tight observation
over them.

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:_____ Case No._____ Meeting Date:_____

Request For: ☐ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☐ NO

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

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

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

5. Additional comments by the Engineering Department:

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

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

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: S2026-54 **DATE OF MEETING:** _July 7, 2026_

PROPOSED ZONING: R-LD **CURRENT ZONING:** R-LD

OWNER'S NAME: Petina Lovell

MAILING ADDRESS: 2270 Charleston Pl Lithia Springs GA 30122

LOCATION OF PROPERTY: 2270 Charleston Pl Lithia Springs GA 30122

LAND LOT: 430 **DISTRICT:** 18 **SECTION:** 2 **PARCEL:** 41

NATURE OF VIOLATION(S):
NA

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

No

COURT ORDER:

No

ADDITIONAL COMMENTS:

R10 Pinewood Dr

Paradise Ln

Charleston Pl

Plantation Dr



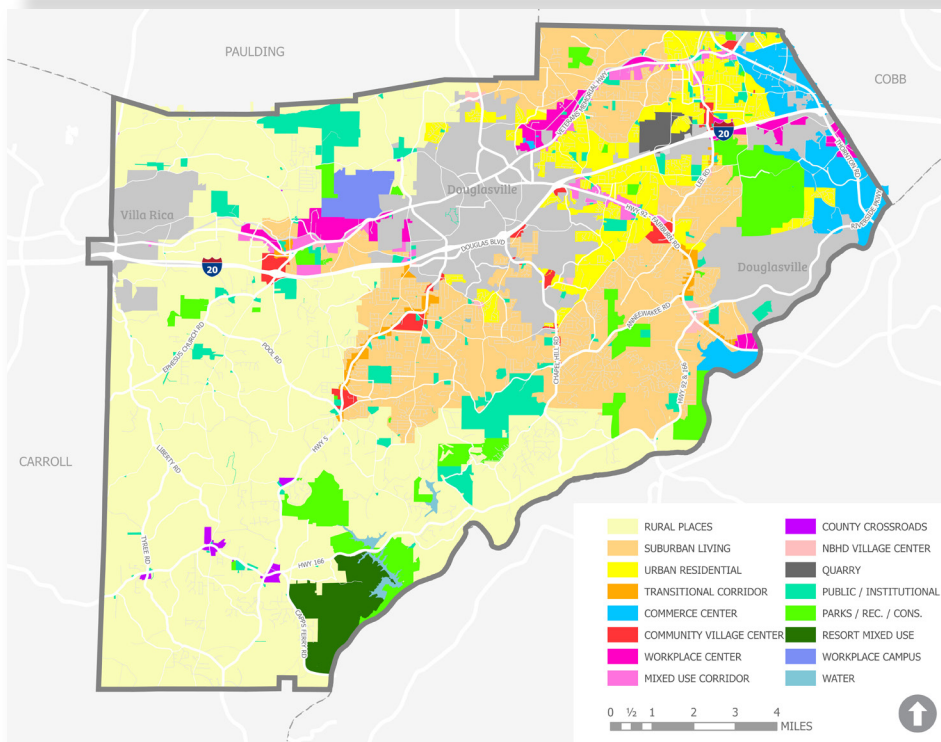
Elms

Charleston Pl

Plantation Rd

City of Houston, Texas

Urban Residential



Areas designated as Urban Residential are located primarily within areas that are currently experiencing growth pressures, such as outside of Douglasville. These areas are predominantly characterized by older, established single-family residential development but currently include a mix of single-family homes, duplexes, and townhomes. Given this existing mix, future residential development in Urban Residential can include these as well as additional housing type diversity. Appropriate attached types include triplexes, quadplexes, and townhomes. Detached cottage courts and ADUs are also appropriate.

Commercial activity designed to serve the adjacent population—like neighborhood and community villages—is appropriate in identified nodes and corridors. Industrial activities are discouraged and should be buffered from adjacent residential uses. Master Planned developments of mixed housing and integrated development are highly encouraged within this area to further the transition from the City of Douglasville. Public Services and Facilities are provided to serve a denser population.

Compatibility with the surrounding area, and specifically established neighborhoods should be a primary policy determination of the type of new development that is approved. Minimum lot size varies by type of unit and whether public water and sewer serves the lot.

Typically, Urban Residential exists in areas with access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes. Despite this existing access to transportation networks, improving connections among parks, greenspaces and community amenities through bike/ pedestrian networks and transit opportunities remains a priority.

Primary Land Uses:

- All housing types
- Commercial
- Neighborhood Village Centers
- Community Village Centers
- Transitional Corridors
- Commercial Districts

Community Facilities:

- Public water & sewer
- Regional public facilities

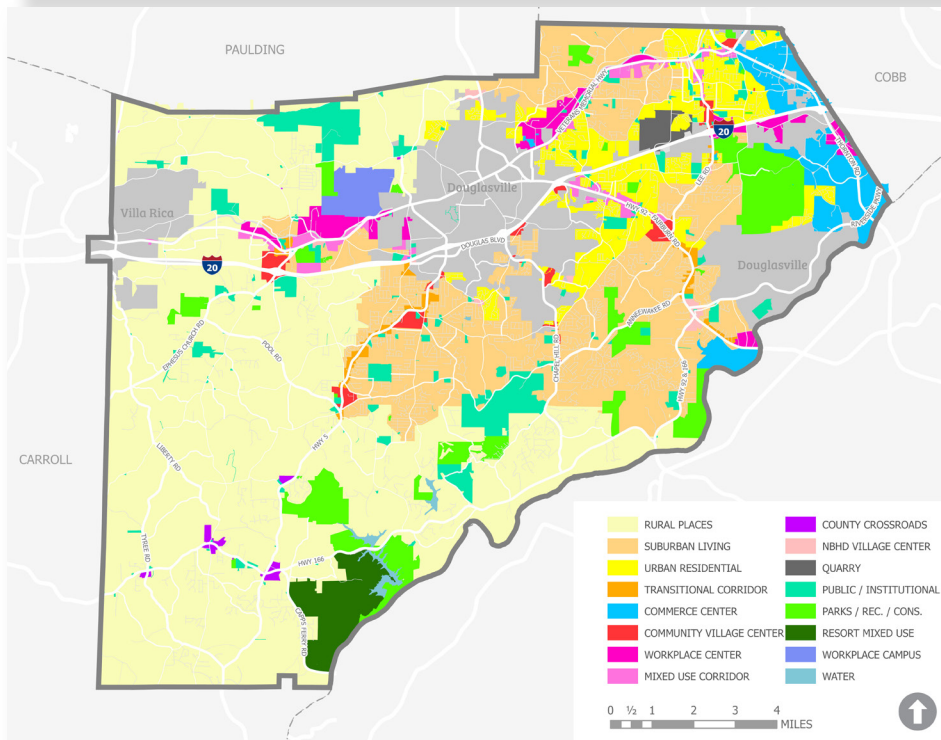
Master Planned Developments:

- PUD featuring mixed housing uses
- Neighborhood Commercial
- Office, professional, or institutional uses

Appropriate Zoning Districts:

- R-LD
- R-MD
- R-HD
- R-MH
- PUD

Urban Residential



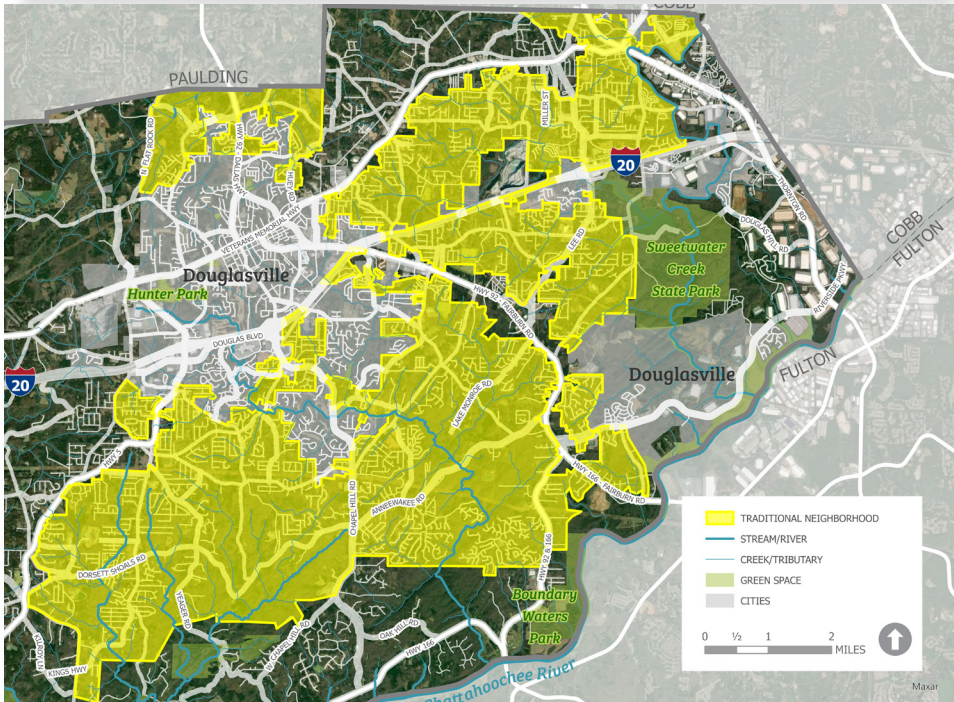
Character Areas:

- Traditional Neighborhood
- Data District
- Campbellton West
- Historic Lithia Springs
- Fairburn-Lee Corridor
- VMH Professional Corridor

Policies and Implementation Strategies:

- Accommodate a variety of housing types that suit the variety of Douglas County lifestyles and income levels.
- Allow for the conversion of sites to more intensive residential use when appropriate.
- Ensure compatibility between established single family and newer medium density development.
- Provide and maintain a supply of developable land throughout the urban area for residential and other supportive urban uses, as demand warrants and service capabilities permit.
- Encourage locating residential development where full urban services, public facilities, and routes of public transportation are available.
- Permit, in certain sections of the County, multi-family housing developments which are consistent with growth policies of the County and which blend into the overall fabric of the County.
- Develop residential areas that utilize innovative urban design principles that encourage community, pedestrian linkages and mixed-use environments.
- Create bike and pedestrian connections to parks, greenspaces, and community amenities via continuous sidewalks and trails. Encourage locating residential development where full urban services, public facilities, and routes of public transportation are available.

Traditional Neighborhood



Traditional Neighborhood

Description

The Traditional Neighborhoods are communities that support high quality suburban lifestyles. These areas predominantly have single family neighborhoods and neighborhood-serving shopping centers. There is widespread access to water and sewer infrastructure and relatively good access to automobile transportation opportunities. Some areas are limited for development due to environmentally sensitive conditions, including granite deposits, topography, and watershed protection restrictions.

Neighborhood development patterns reflect a diversity of ages, styles, and materials. The predominant development pattern is single-family residential, with limited nodes of non-residential development that serve neighborhood needs. Non-residential development most appropriate to these areas include schools, religious institutions, small-to medium-sized commercial centers, parks, and cultural opportunities. Large commercial centers, office or industrial development are not appropriate for this character area. Higher density residential uses are appropriate in transitional areas along major corridors.

New development should incorporate high quality materials and reflect design and landscape considerations appropriate to the context of the neighborhood it serves. An emphasis on context appropriate development that considers the historic time period and appropriate materials of adjacent development is preferred. Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

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

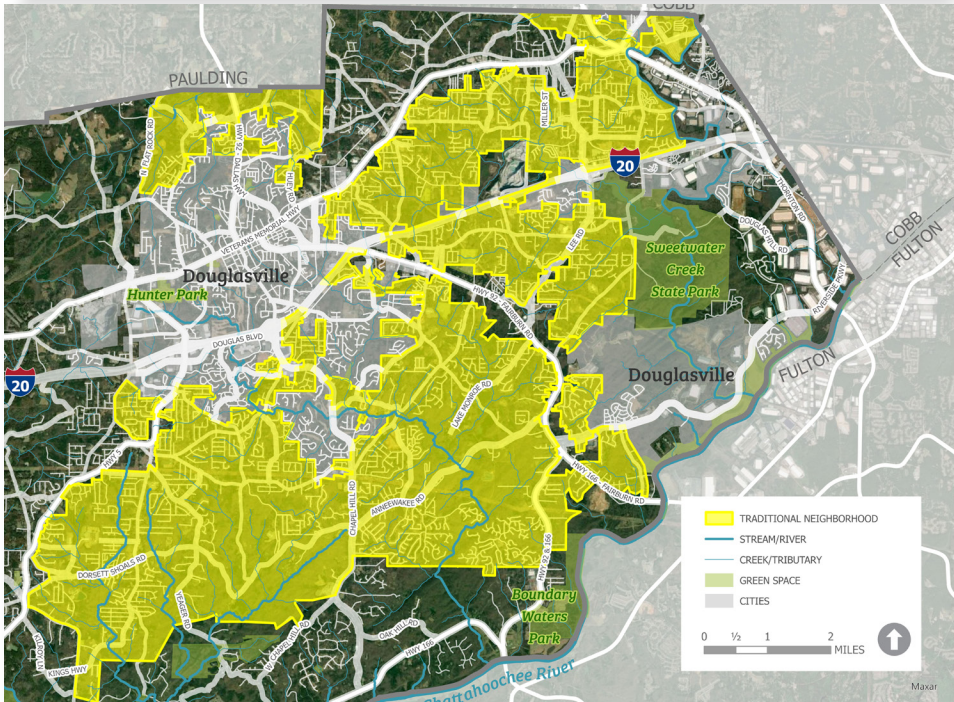
Parks, Open Space + Trails Guidance

The Traditional Neighborhood character area is well-served by community parks (see Map on page 133 in the Parks, Open Space, and Trails chapter); however, the creation of additional parks and recreation spaces is encouraged.

Housing Guidance

- Single Family Low Density
- Single Family Medium Density
- Single Family High Density (limited)
- Cottage Court (limited)
- Du/Tri/Quadplex (limited)
- Townhomes (limited)
- Multi-Family Garden Style (limited)
- Residential Mixed Use (limited)
- Accessory Dwelling Unit (ADU)

Traditional Neighborhood



Current Character

- A mix of historic and newer suburban-style residential neighborhoods
- Some smaller shopping centers and strip commercial along corridors
- Multiple creek systems present, such as the Anneewakee, Gothards, Little Bear, and Sweetwater Creeks
- Barriers to Future Development
- Granite/Gneiss and some bands of quartzite
- Flood zones from various creek systems
- Some protected watershed regulations around Baldwin Bear Creek Watershed

Other Considerations:

While single-family residential is the predominant housing type, increasing housing diversity is encouraged because of the level of infrastructure available. Higher density housing will be limited to corridors.

Compatible Zoning Districts for Future Rezoning

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

Future Land Use Changes Can Be:

- Suburban Living*
- Urban Residential*
- Rural Places
- Neighborhood Village Center
- Community Village Center
- Transitional Corridor
- Mixed Use Corridor
- Public/Institutional
- Transportation/Communication/ Utilities
- Parks/Recreation Conservation

* Predominant Land Use(s)

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: Petina Lovell/Lovell LoveCare Home, LLC
Address: 2270 Charleston Pl, Lithia Springs, GA 30122
More Fully Described: Land Lot: 0430; District: 18; Section: 2; Parcel: 0041
Parcel ID: 0430-182-0041
Acreage: 0.50 acres
Use: Special Use Permit to Allow a Residential Care Facility

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 Comprehensive Plan or the intent, purpose, or spirit of the Unified Development Code.
2. The granting of the Special Use Permit will not adversely affect the public health, safety, or welfare.

Conditions:

1. The applicant shall submit to the Building Department sets of plans that would address the agency impact statements included within this staff report as well as additional requirements under the relevant governing codes of the departments that make up the Development Review Committee. All required improvements shall be made prior to the issuance of an Occupational Tax Certificate.
2. Prior to the issuance of the Occupational Tax Certificate, the applicant must provide proof of permit issued by the relevant governing department of the State of Georgia.
3. There shall be no more than two, unrelated individuals allowed to occupy a single bedroom.

Adopted and effective this July 7, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcaarez, District IV

Attest:

Dr. Romona Jackson Jones, Chairman

Allison Duncan, AICP
Planning and Zoning Manager

DRAFT

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

Application Number	Z2026-55
Applicant Name	Gaskins & LeCraw (on behalf of Michelle Macauley)
Property Owner Name	Jarita Bretherton as Trustee of the Richardson Family Trust
Property Address	2391 & 2403 Mt. Vernon Rd, Lithia Springs, GA 30122
Land Lot, District, Section, Parcel	Land Lot(s): 0978, 0979, 0980, 0981, 1006; District: 18; Section:2; Parcel(s): 0001, 0006, 0008; Parcel ID(s): 0978-182-0001, 0981-182-0008, and 1006-182-0006
Current Zoning	R-A, Residential-Agricultural
Future Land Use Classification	Suburban Living
Character Area Classification	Traditional Neighborhood
Request	Request for a Rezoning from R-A to R-MD, Residential, Medium-Density, for a 75-lot, Single-Family Detached Subdivision and PSP, Public, Semi-Public, for the Existing Telecommunications Tower
Associated Future Land Use Map Amendment	N/A
Size (in acres)	85.8 acres
Commissioner District	2
Subject to an HOA, POA, or similar?	YES – if approved, an HOA will be required
Proposed Use	75-lot, Single-Family Detached Subdivision
Recommendation on Rezoning Request	Approval with Condition
Meeting Date	07/07/2026

Relevant Code Sections:

Article	Section	Description
5		Regulations controlling for new, major subdivisions
Appendix A		Regulations controlling for design of new, major subdivisions

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?	Yes
6.	Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?	Yes
7.	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	Yes
8.	Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	Yes

Rezoning Criteria Discussion:**Summary of Proposal:**

A 75-lot, single-family detached residential subdivision is proposed under the R-MD, Residential, Medium-Density, zoning district. The PSP, Public, Semi-Public, zoning district is proposed for the telecommunications tower only.

Existing Conditions:

The site is encumbered by a 200'-wide powerline easement, state waters and wetlands present on the property, and steep slopes. These are factors not necessarily shared by the neighboring, developed neighborhoods and are generally site-specific (where the powerline easement continues east-west).

Planning Concerns:

The nearby neighborhoods have been developed under either the R-LD, Residential, Low-Density, zoning district, or the R-MD, Residential, Medium-Density, zoning district. The creation of a subdivision under the R-MD zoning district would give greater reduction in lot sizes (R-LD: 15,000 sq. ft. where sewer is available; R-MD: 10,000 sq. ft. where sewer is available). The multiple encumbrances on the site do affect placement of infrastructure and homes where the reduction in minimum square footage of lots would allow for greater flexibility of design. All homes would have to be constructed to provide for a minimum of 1,800

sq. ft. of heated floor area in both the R-LD & R-MD zoning districts, and the setbacks are the same for both districts.

Recommendation:

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

Findings:

1. The rezoning would not impair the intent of the Comprehensive Plan.
2. The R-MD zoning district, if conditioned to limit the product type to single-family detached only, would not create a land use pattern that is out of character for this area of Douglas County.
3. The rezoning would not adversely impact the public health, safety, or welfare.

Conditions:

1. The approval shall be for a single-family detached development only. A change in the type of housing units offered would require resubmission of a site plan for review and consideration before the Board of Commissioners.

Directive to Staff:

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

The 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: Z2026-55

DATE OF MEETING: July 7, 2026

This site is located at #2391 Mt Vernon Rd. Mt Vernon 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 Mt Vernon Rd is 60' per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. This development shall comply with the requirements identified in the UDC Code along the roadway frontage of Mt Vernon Rd and all internal streets that will be defined in detail during DRC meetings.

Traffic Data

Mt Vernon Rd ADT Traffic Volumes: (2021) – 5,631 (2022) – 6,925 (2024) – 6,802

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: _____ DATE OF MEETING: _____

WATER

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

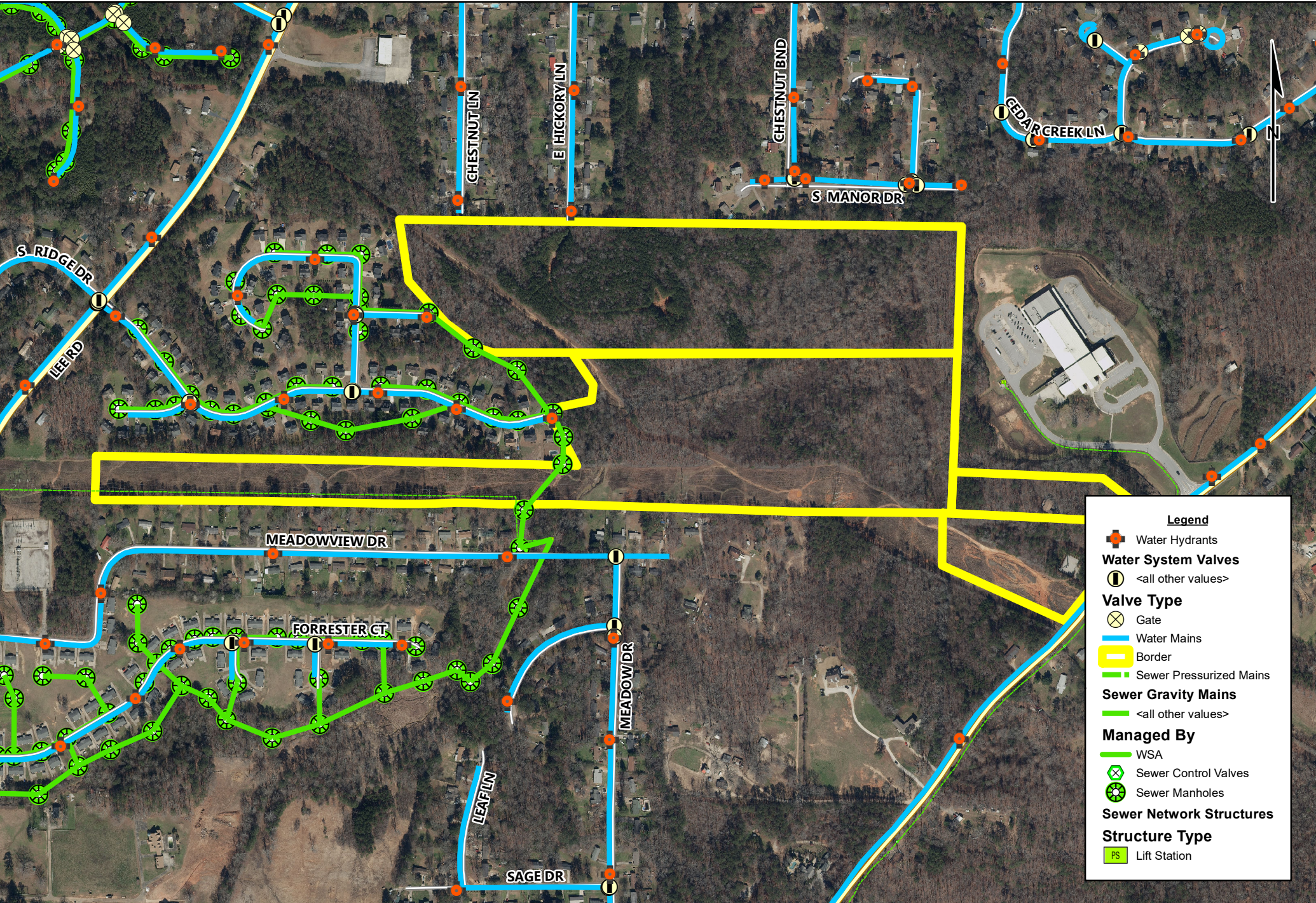
SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
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: _____
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?
9. Have the development plans been approved by the water and sewer authority?

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.

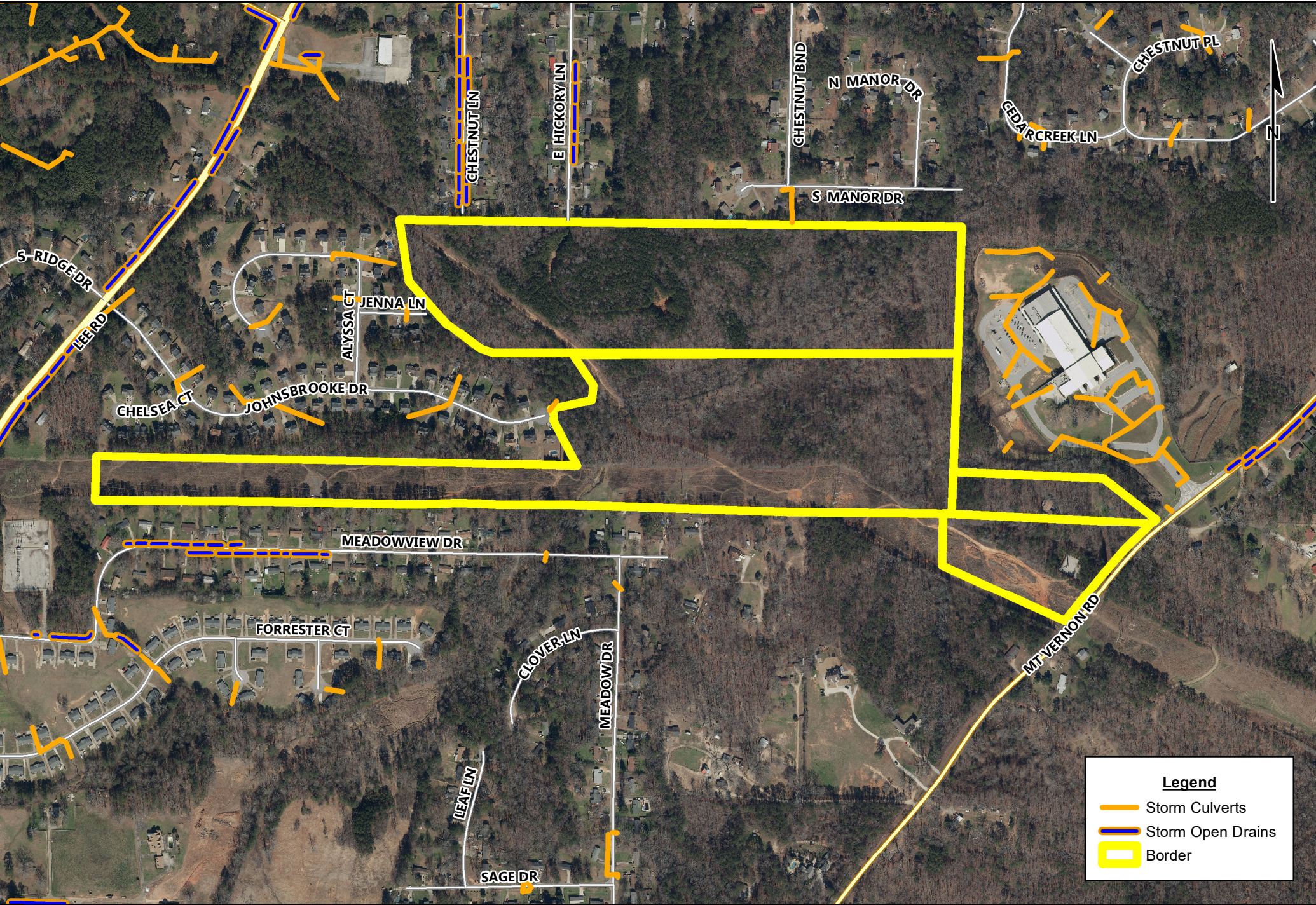
11. Stormwater Concerns:

12. Additional Remarks:



Applicant: Gaskins + Lecraw (Michelle Macauley)
Location: 2391 Mt. Vernon Road
Land Lot: Lot: 978-981, 1006 Dist: 18 Sect: 2 Parcel: 09781820001, 10061820006, 09791820019, and 09811820008
Lot Size: Acres: 85.8
Case #: Z2026-55

DDCWSA Impact Study Map



Legend

Storm Culverts

Storm Open Drains

Border

Applicant: Gaskins + Lecraw (Michelle Macauley)
Location: 2391 Mt. Vernon Road
Land Lot: Lot: 978-981, 1006 Dist: 18 Sect: 2 Parcel: 09781820001, 10061820006, 09791820019, and 09811820008
Lot Size: Acres: 85.8
Case #: Z2026-55

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: _____ DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	7	3.9
Advanced Life Support EMS Unit	1	7	3.9
Aerial Fire Apparatus	1	7	3.9

*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:

Comments:

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

 6/16/26

2391 Mt Vernon

Douglas County Sheriff's Office

Impact Response – Special Use Permits, Rezoning, and Variances

Case #: NO Application #

Prepared by: Colonel Doug Oliver

Summary:

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

Current Response Times:

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

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

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

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 42 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:

239, ^{Gaskin} Mt Vernon Road
Current House & cell tower
Proposed Subdivision 1 ac lot
77 total lots

Concerns:

Subdivision Roadway appear
to have good line of site.
* School in adjacent location
to proposed Subdivision

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:_____ Case No._____ Meeting Date:_____

Request For: ☐ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☐ NO

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

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

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

5. Additional comments by the Engineering Department:

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

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

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: Z2026-55 **DATE OF MEETING:** _July 7, 2026_

PROPOSED ZONING: RMD and PSP **CURRENT ZONING:** R-A

OWNER'S NAME: Gaskins & LeCraw

MAILING ADDRESS: 3475 Corporate Way, Duluth, Ga 30097

LOCATION OF PROPERTY: 0 and 2391 Mt Vernon Rd

LAND LOT: 978,979,980,981 & 1006 **DISTRICT:** 18 **SECTION:** 2 **PARCEL:** 59

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 Land Use Permits, Rezoning and Proposed Subdivisions
Board of Education

Request For: ☒ **Special Use Permit** ☒ **Rezoning** ☐ **Variance**

Case Number: Z2026-13

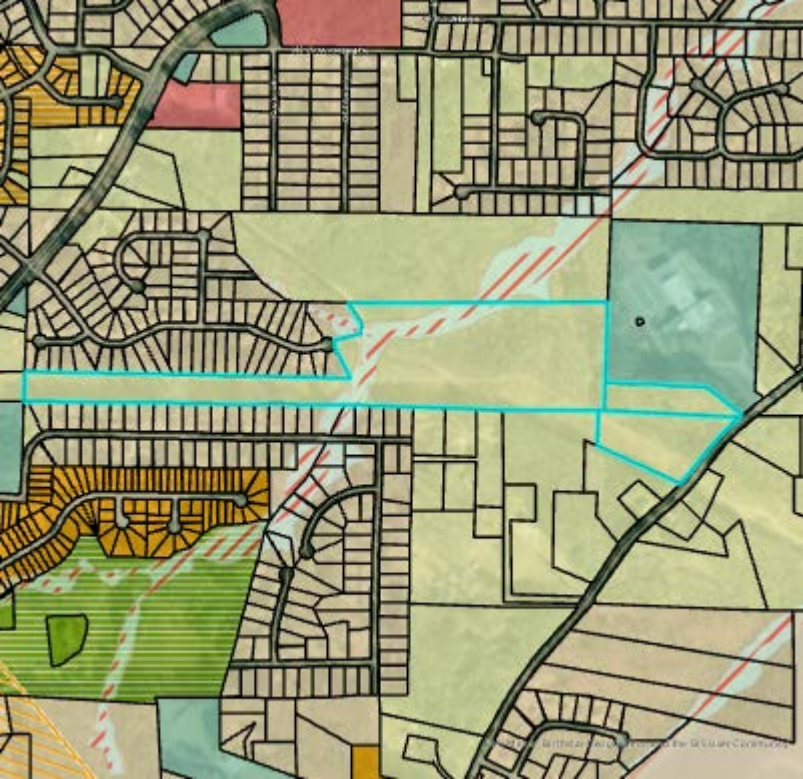
Date of Meeting: 7/07/2026

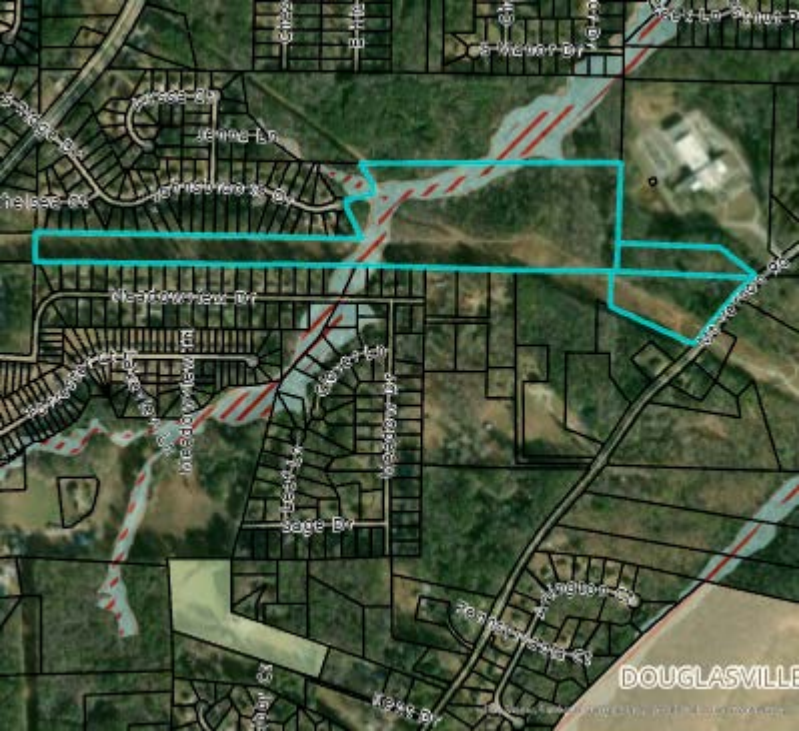
No. of Lots Proposed: 77 2391 Mt. Vernon Rd.

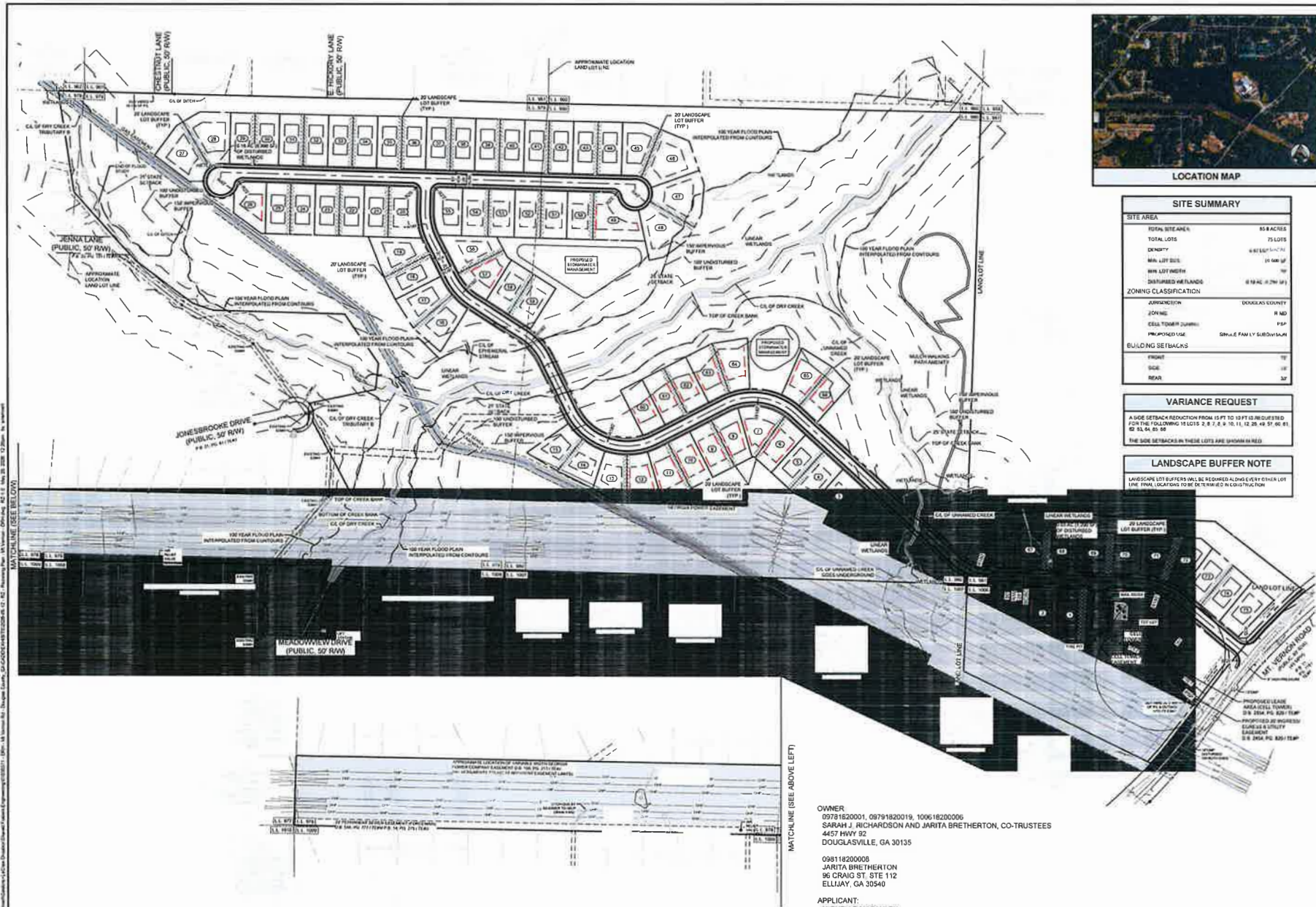
Area Schools Affected:	Potential Impact to Schools	# of Existing Mobile Classrooms
Factory Shoals Elementary School	26	0
Factory Shoals Middle School	15	0
Lithia Springs High School	8	0

Additional Comments:

The projected impact was calculated by applying the district's student-generation rates for single-family detached housing (0.34 elementary, 0.20 middle, and 0.10 high school students per unit). Based on 75 proposed homes, the development is projected to generate approximately 26 elementary, 15 middle, and 8 high school students assigned to Factory Shoals Elementary School, Factory Shoals Middle School, and Lithia Springs High School. These projections provide a reasonable estimate for planning purposes. Additionally, the estimated calculations for students would not have a significant impact on these schools.







SITE SUMMARY	
SITE AREA	85.6 ACRES
TOTAL LOTS	75 LOTS
DENSITY	0.87 LOTS/AC (1/11)
MIN. LOT SIZE	0.11 AC (1/91)
MIN. LOT WIDTH	100'
DISTURBED WETLANDS	0.19 AC (1/291)
ZONING CLASSIFICATION	
JURISDICTION	DOUGLAS COUNTY
ZONING	R MD
DEVELOPMENT DENSITY	PSP
BUILDING SETBACKS	5' SIDE, 10' FRONT, 30' REAR

VARIANCE REQUEST

A USE SETBACK REDUCTION FROM 15 FT TO 10 FT IS REQUESTED FOR THE FOLLOWING LOTS: 2, 8, 9, 10, 11, 12, 28, 49, 51, 60, 61, 62, 63, 64, 65, 66.

THE SIDE SETBACKS IN THESE LOTS ARE SHOWN IN RED.

LANDSCAPE BUFFER NOTE

LANDSCAPE BUFFER SETBACKS WILL BE REQUIRED ALONG EVERY OTHER LOT LINE. FINAL LOCATIONS TO BE DETERMINED IN CONSTRUCTION.

OWNER:
09781820001, 08791820019, 10061820006
SARAH J. RICHARDSON AND JARITA BRETHERTON, CO-TRUSTEES
4457 HWY 92
DOUGLASVILLE, GA 30135

APPLICANT:
09811820008
JARITA BRETHERTON
96 CRAIG ST. STE 112
ELLIHAY, GA 30540

WATER AND SEWER SERVICE TO BE PROVIDED BY DOWNS.

PREPARED IN THE OFFICE OF

GASKINS + LECRAW

3475 CORPORATE WAY, SUITE A
DULUTH, GA 30096
PHONE: 678 548 8100
FAX: 770 441 0206
WWW.GASKINSLECRAW.COM
PLP-008127

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/2011	ISSUED FOR PERMIT

CLIENT:
DR HORTON, INC.
3475 CORPORATE WAY, SUITE 100
8800 ROSWELL ROAD
ATLANTA, GA 30350

PROJECT:
MOUNT VERNON
LAND LOTS 978, 979, 980, 981 AND 1006
18TH DISTRICT, 2ND SECTION
DOUGLAS COUNTY, GEORGIA

SEAL:

PRELIMINARY

5/20/2018

CALL BEFORE YOU DIG

811
Know what's below. Call before you dig.

SCALE & NORTH ARROW

SCALE: 1" = 100'

NORTH ARROW

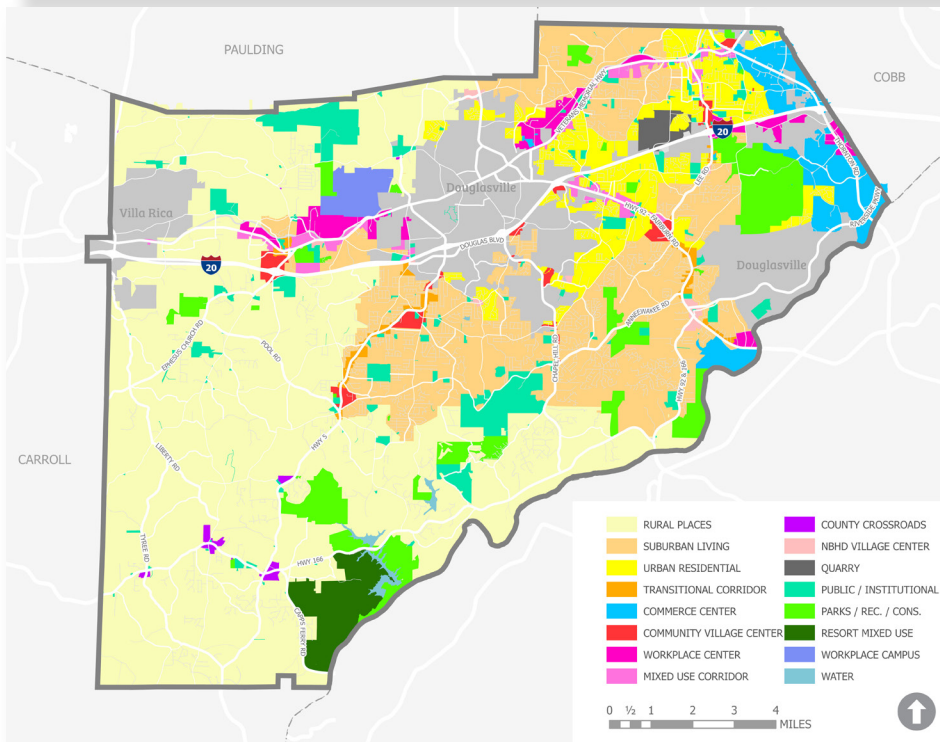
DESIGN INFO:

DESIGNED BY: GSK
CHECKED BY: GSK
DATE: 08/11/2011
BY: GSK

REZONING PLAN

RZ-1.0

Suburban Living



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

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

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

Primary Land Uses:

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

Community Facilities:

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

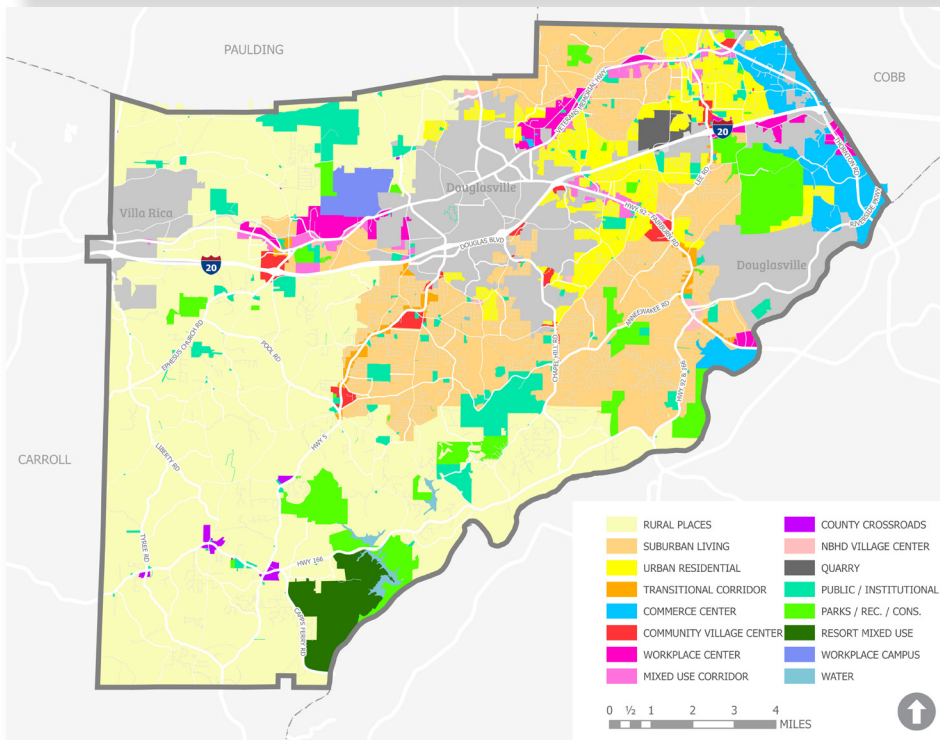
Master Planned Developments:

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

Appropriate Zoning Districts:

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

Suburban Living



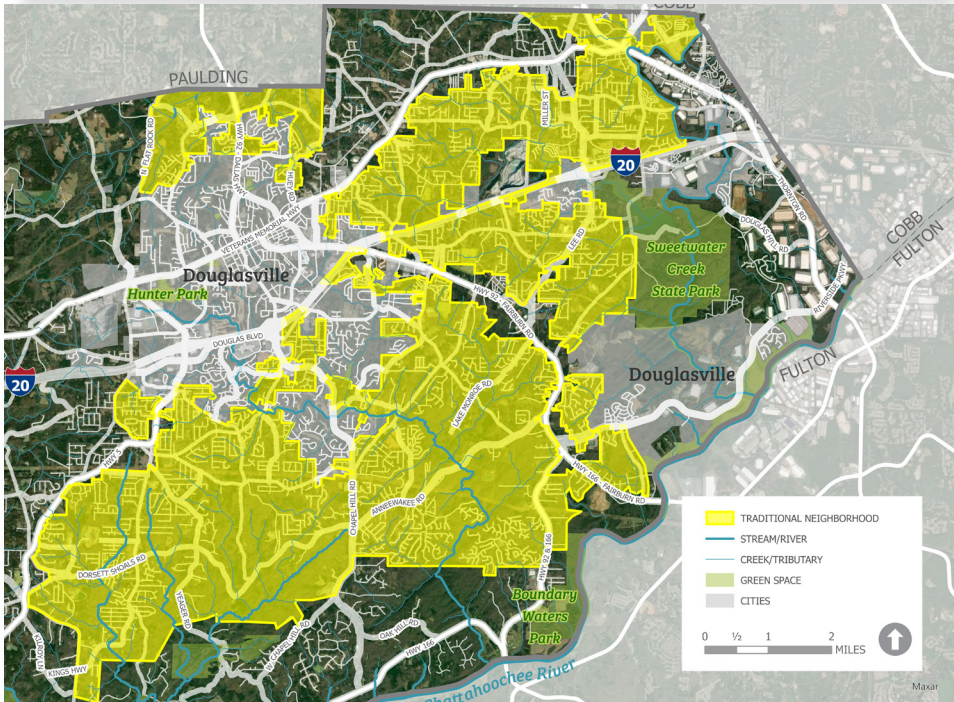
Character Areas:

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

Policies and Implementation Strategies:

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

Traditional Neighborhood



Traditional Neighborhood

Description

The Traditional Neighborhoods are communities that support high quality suburban lifestyles. These areas predominantly have single family neighborhoods and neighborhood-serving shopping centers. There is widespread access to water and sewer infrastructure and relatively good access to automobile transportation opportunities. Some areas are limited for development due to environmentally sensitive conditions, including granite deposits, topography, and watershed protection restrictions.

Neighborhood development patterns reflect a diversity of ages, styles, and materials. The predominant development pattern is single-family residential, with limited nodes of non-residential development that serve neighborhood needs. Non-residential development most appropriate to these areas include schools, religious institutions, small-to medium-sized commercial centers, parks, and cultural opportunities. Large commercial centers, office or industrial development are not appropriate for this character area. Higher density residential uses are appropriate in transitional areas along major corridors.

New development should incorporate high quality materials and reflect design and landscape considerations appropriate to the context of the neighborhood it serves. An emphasis on context appropriate development that considers the historic time period and appropriate materials of adjacent development is preferred. Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

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

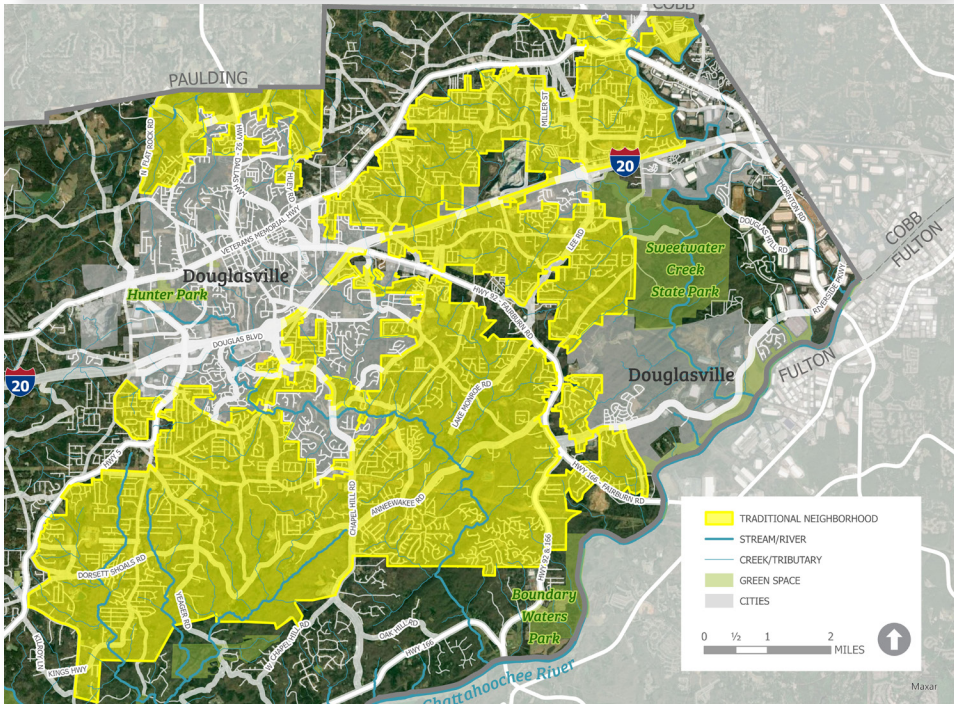
Parks, Open Space + Trails Guidance

The Traditional Neighborhood character area is well-served by community parks (see Map on page 133 in the Parks, Open Space, and Trails chapter); however, the creation of additional parks and recreation spaces is encouraged.

Housing Guidance

- Single Family Low Density
- Single Family Medium Density
- Single Family High Density (limited)
- Cottage Court (limited)
- Du/Tri/Quadplex (limited)
- Townhomes (limited)
- Multi-Family Garden Style (limited)
- Residential Mixed Use (limited)
- Accessory Dwelling Unit (ADU)

Traditional Neighborhood



Current Character

- A mix of historic and newer suburban-style residential neighborhoods
- Some smaller shopping centers and strip commercial along corridors
- Multiple creek systems present, such as the Anneewakee, Gothards, Little Bear, and Sweetwater Creeks
- Barriers to Future Development
- Granite/Gneiss and some bands of quartzite
- Flood zones from various creek systems
- Some protected watershed regulations around Baldwin Bear Creek Watershed

Other Considerations:

While single-family residential is the predominant housing type, increasing housing diversity is encouraged because of the level of infrastructure available. Higher density housing will be limited to corridors.

Compatible Zoning Districts for Future Rezoning

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

Future Land Use Changes Can Be:

- Suburban Living*
- Urban Residential*
- Rural Places
- Neighborhood Village Center
- Community Village Center
- Transitional Corridor
- Mixed Use Corridor
- Public/Institutional
- Transportation/Communication/ Utilities
- Parks/Recreation Conservation

* Predominant Land Use(s)

AN ORDINANCE ALLOWING A 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: Gaskins & LeCraw

Address: 2391 & 2403 Mt. Vernon Rd, Lithia Springs, GA 30122

More Fully Described: Land Lot(s): Land Lot(s): 0978, 0979, 0980, 0981, 1006; District: 18; Section:2; Parcel(s): 0001, 0006, 0008

Parcel ID: 0978-182-0001, 0981-182-0008, & 1006-182-0006

Acreage: 85.8 acres

Zoning: Rezoning from R-A, Residential-Agricultural, to R-MD, Residential, Medium-Density & PSP, Public, Semi-Public

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

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

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

Findings:

1. The rezoning would not impair the intent of the Comprehensive Plan.
2. The R-MD zoning district, if conditioned to limit the product type to single-family detached only, would not create a land use pattern that is out of character for this area of Douglas County.
3. The rezoning would not adversely impact the public health, safety, or welfare.

Condition:

1. The approval shall be for a single-family detached development only. A change in the type of housing units offered would require resubmission of a site plan for review and consideration before the Board of Commissioners.

Adopted and effective this July 7, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcarez, District IV

Dr. Romona Jackson Jones, Chairman

Attest:

Allison Duncan, AICP
Planning and Zoning Manager