

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

**August 4, 2026**

**APPROVAL of MINUTES**

Approve the minutes from the July 7, 2026 Zoning Meeting.

**AGENDA**

- Z2026-47/S2026-48**      **Terry Boomer/GA 5 Land Holdings, LLC** – 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. **This item was deferred from the July 7, 2026 zoning meeting.**
- Z2026-46**      **Mason Marsteller** – A request for a rezoning from R-LD (residential low density) & R-A (residential agriculture) to LI (light industrial) for warehousing and logistics located at 2240, 2290 & 2340 Strawn Road, Winston, 30187. Land lot(s) 167, District 2, Section 5 & Parcel(s) 31, 32 & 33. Lot size: 18.3 acre(s). Application signed by Mason Marsteller. Commission District #4.
- S2026-56**      **Eshton Githere & Carolyn Macharia** – A request for a Special Use Permit to allow a short-term rental located at 6123 Lancelot Lane, Douglasville, 30135. Land lot(s) 63, District 2, Section 5 & Parcel(s) 137. Lot size: .35 acre(s). Application signed by Eshton Githere. Commission District #3.
- Z2026-58/S2026-59**      **Axis Acquisitions, LLC** – A request for a rezoning from PUD-C (planned unit development w/conditions) to LI (light industrial) and a Special Use Permit to allow a contractor's office with outdoor storage and equipment rental located at 1340 N. County Line Road, Lithia Springs, 30122. Land lot(s) 664, District 18, Section 2 & Parcel(s) 19. Lot size: 3.6 acre(s). Application signed by Crawford Arnold. Commission District #1.
- S2026-60**      **Clean Fuel Strategies** – A request for a Special Use Permit to allow a contractor's office and yard located at 13180 Veterans Memorial Highway, Douglasville, 30135. Land lot(s) 189, District 2, Section 5 & Parcel(s) 23. Lot size: 1 acre(s). Application signed by Travis Kelly. Commission District #4.

**ADJOURN**



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

## **PLANNING & ZONING BOARD**

Brig Simmons, Chairman

Frank Payne, Vice-Chairman

Brandon Pennamon

Orrick Curry

Melissa Polk

Chris Small was absent

Larry Toney

## **STAFF**

Allison Duncan, Planning & Zoning Manager

Austin Cronan, Zoning Administrator

Bruce Mercer, Department of Transportation

Johannah Womack, Clerk of the Planning & Zoning Board

James Worthington, Director of Development Services

Travis McDonald, Deputy Director of Development Services

Thomas Mitchell, Legal Department

Eugene Roberts, Appraisal Department

Diana Johnson, Douglas County Water & Sewer Authority

## **Minutes**

Mr. Simmons called for a motion for the June 2, 2026 minutes.

Ms. Polk made a motion to recommend approval of the June 2, 2026 minutes. Mr. Payne seconded the motion.

Motion carries 6-0.

## **BOARD OF COMMISSIONERS**

Romona Jackson-Jones, Chairman

Mark Alcarez, Vice Chairman

Henry Mitchell

Whitney Kenner-Jones

Martin Raxton

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Recommendation is to approve the minutes from the June 2, 2026 meeting.

Chairman Jackson-Jones called for a motion for the June 2, 2026 meeting.

Commissioner Kenner-Jones made a motion to approve the minutes from the June 2, 2026 meeting. Commissioner Raxton seconded the motion.

Motion carries 5-0.

The minutes from the June 2, 2026 meeting are approved.

### **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 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.**

Mr. Simmons asked Ms. Duncan we don't need to bring this back onto the table; we can move forward.

Ms. Duncan replied we can go ahead with the update. We have already had the public hearing on this item. I do have stuff to update you on. I will reread the staff recommendation.

Staff has been working with the applicant to seek additional information that you have requested. The applicant has provided information on the search that was conducted in the area. Specifically, there was a question of did they look at other parcels and reach out to other property owners. The follow-up information that they have said for record of this meeting; the applicant did make multiple attempts to contact other property owners in the area. The owner of the subject property was the only person to respond to their request. That is the reason that you see this on the subject property.

In regard to some additional information, the applicant has indicated that they will agree to all of the conditions proposed by staff. Specifically, there was concern where the tower would be sited on the property. They have indicated in their application that they are willing to work to position it as far away from the right-of-way as feasible. Finally, the applicant submitted an affidavit from an appraiser attesting to the fact that the tower will not impact the marketability for surrounding properties.

Those are some of the things required when deciding whether the use is appropriate. Staff is recommending approval of the Special Use Permit based on the following findings:

**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.

There were no questions from the Planning & Zoning Board.

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

Mr. Payne made a motion to recommend approval of Application S2026-34 with conditions. Ms. Curry seconded the motion.

Motion carries 6-0.

Recommendation is to approve Application S2026-34 with conditions.

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Madam Chair asked if there were any questions or comments from Board of Commissioners.

Commissioner Alcaarez asked that this was something that was recommended by our E911 and or Sheriff's Office because of the horrible cell service we have in that area to be able to reply to responses, correct?

Ms. Duncan replied yes, sir. In the application case file, we do have impact statements from both departments that say this will improve service delivery in this area.

There were no more questions from the Board of Commissioners.

Commissioner Alcaarez made a motion to approve Application S2026-34 with conditions. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

Application S2026-34 is approved with conditions.

### **Applications 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.

Ms. Duncan presented this application.

- Existing Conditions

- o The site for the proposed project includes approximately 700 acres and is located in the Dog River Watershed Basin.

- o The site is an assemblage of multiple parcels with Residential Agricultural Zoning. The subject site has been used for agricultural and rural residential uses.

- o 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

I s "...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.

- o 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.

- o The transportation network in proximity to this project includes Liberty Road, Poole Road, W. Tyson Road, E. Tyson Road, Suddeth Road and Interstate 20.

- o 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

- o The applicant includes a summary of their proposal in their zoning application, which is incorporated herein by reference.

- o 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.

- o 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.

- o 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.

- o WSA regulations do not require connection to sewer if septic can otherwise be approved by Environmental Health.

- o In addition to the rezoning, the applicant requests two Special Use Permits to facilitate the development of the data center, including:

- o Construction of a private utility substation to serve the needs of the project.
  - o Construction of buildings in excess of 50,000 square feet

This was previously heard in 2025 for a data center and was denied.

• **Discussion**

- o The staff recommends denial of the Future Land Use Map change, zoning change and special use permit requests.

- o 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

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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.

### **Existing Data Facilities**

- Total operational space is 2, 536,000 over 8 buildings
- Total space under construction is 3, 278, 000 sf over 6 buildings.
- Total space under permit review is 3, 085,000 over 11 buildings.
- One additional project has been approved for zoning but has not submitted for building or land disturbance permits. Trammel Crowe/Waldrop Farms includes 1.4 million sf in 2 buildings with one utility substation.

### **Recommendation**

o 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

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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.

Mr. Simmons opened the public hearing for anyone who would like to in favor of this application. You will have two minutes to speak with a total of 20 minutes.

Ms. AnaMaria Menes of 303 Peachtree Street represented this application. We are here for these three applications. We designed this project to have significant conservation space, walking trails and setbacks to help mitigate any harm that has been caused to the community. However, we hear and understand that there is a lot of pushback and community concerns. We appreciate the ability to address those concerns. We request a deferral so that we can address the concerns of the community and discuss the project.

Mr. Thomas Sledge of 233 Millwood Drive spoke in favor of this application.

Mr. Micheal Lynch of Villa Rica spoke in favor of this application.

Mr. Ejohn Citizen of 3970 Brookhollow Drive spoke in favor of this application.

Mr. Gene Bowers spoke in favor of this application.

Ms. Ashley Grizzle of 3170 Tyson Road in Villa Rica, owner of the property, spoke in favor of this application.

Mr. Gerald Housey representative for the applicant spoke in favor of this application.

Mr. Donald Vaughn of 3565 Liberty Road spoke in favor of this application.

Ms. Jackie Cooper of 8080 Malone Street, Douglasville spoke in favor of this application.

Mr. Douglas of Mirror Lake spoke in favor of this application.

Ms. Alice Sledge of Mill Wood Drive spoke in favor of this application.

Mr. Todd Workman of EdgeConnex spoke in favor of this application.

No one else spoke in favor.

Mr. Simmons opened the public hearing for anyone that wanted to speak in opposition of this application. You will have two minutes to speak with a total allocated time of 20 minutes.

Mr. Richard Strickland of West Banks Mill Road spoke in opposition to this application.

Ms. Ileene Roberts of Post Road spoke in opposition to this application.

Ms. Amy McCoy of Villa Rica spoke in opposition to this application.



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Ms. Ashley Rencher of Chapel Hill Road spoke in opposition to this application.

Ms. Rhianna Maddox of Ephesus Church Road spoke in opposition to this application.

Kerry from Post Road spoke in opposition to this application.

Ms. Natalie Hayes of Ephesus Church Road spoke in opposition to this application.

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

Mr. Akin of Douglasville spoke in opposition to this application.

Mr. Fitz of Chattahoochee Drive spoke in opposition to this application.

Mr. Jackson Deacon of 6225 South Summer Circle spoke in opposition to this application.

Maria of Pool Mill Road spoke in opposition to this application.

Mr. Simmons closed the public hearing.

There were no 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 for Application M2026-01.

Ms. Polk made a motion to recommend denial of Application M2026-01. Mr. Payne seconded the motion.

Motion carries 6-0.

Recommendation is to deny Application M2026-01.

Madam Chair called for a motion from the Board of Commissioners.

Commissioner Alcaarez made a motion to deny Application M2026-01. Commissioner Raxton seconded the motion.

Commissioner Alcaarez stated that just so that we're clear, I have heard you, I have received every call, emails, everything from our office we have heard. But there are some misconceptions out there that people need to understand. One, I understand that this family is going to sell this property. Something is going to come there. It may bring a lot of traffic and cause worse to that area. But I've listened to both sides. To think that we sit up here and this is an easy decision to make. Let me be clear and honest. Whether you know it or not, these data centers, once these others come off of abatements, nothing that has to do with this board, they're going to bring revenue and Switch is going to be great for the county. We're 25 years behind in our road infrastructure. That money has got to come from somewhere. Our county continues to grow. More traffic, more

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warehouses being approved, not by this board but more warehouses being approved throughout the city and so forth. There's a lot that we stress over to think what can we do so that we don't have to raise your taxes. The insurance on the Sheriff's Office goes up to a million dollars. We got air systems going out throughout the county. We're having to repair the roof here at the courthouse. Millions of dollars. That money has to come from somewhere so we think we try our best to be open-minded and think where can that money come from so that we don't have to raise your taxes. Quit with the negativity. It's already been denied. I just want to explain to you a lot that we have to go through trying to make sure this county is at its best. It's not the easiest thing to sit in this seat. We listen and do the best that we can. We know regardless we're going to make somebody mad. I pray about it and I believe my fellow commissioners do as well and we make the best decision we can for the county.

Chairman Jackson-Jones I want to say to everyone once we brought it to your attention to please stay within the guidelines of decorum. You did that as best as possible and I appreciate that. Certainly, it is tough sitting here. We're listening just like you are. I'm trying to take it in so that I can process. I appreciate your patience with us while we listen but it's tough sitting here and here the mockery. Douglas County is better than that. We hear you. The heckling and the clapping and all the noise. I hear you. We hear you loud and clear.

Motion carries 4-1.

Commissioner Mitchell voted in opposition of the motion.

Application M2026-01 is denied.

Mr. Simmons called for a motion for Application Z2026-56.

Ms. Polk made a motion to deny Z2026-56. Mr. Pennamon seconded the motion.

Motion carries 6-0.

Recommendation is to deny Application Z2026-56.

Madam Chair called for a motion for Application Z2026-56.

Commissioner Alcaarez made a motion to deny Application Z2026-56. Commissioner Raxton seconded the motion.

Motion carries 4-1.

Commissioner Mitchell voted in opposition of the motion.

Application Z2026-56 is denied.

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Mr. Simmons called for a motion for Application S2026-57.

Ms. Polk made a motion to recommend denial of Application S2026-57. Mr. Curry seconded the motion.

Motion carries 6-0.

Recommendation is to deny Application S2026-57.

Madam Chair called for a motion for Application S2026-57.

Commissioner Alcaarez made a motion to deny Application S2026-57. Commissioner Kenner-Jones seconded the motion.

Motion carries 4-1.

Commissioner Mitchell voted in opposition to the motion.

Application S2026-57 is denied.

### **Applications 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 without 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.

Mr. Cronan presented this application.

#### **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.

**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.

**Discussion:**

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.

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

Mr. Timilsina replied yes.

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

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There were no questions from the Planning & Zoning Board.

Commissioner Alcaarez asked Ms. Duncan refresh my memory. They didn't have enough room for the septic tank or parking.

Ms. Duncan explained yes, sir. What you see on the site plan is a plan forward that was worked out between this meeting and last meeting. Acquiring that little piece gives them a little flexibility to work with our DOT with the parking concerns and access to the property and to work with our environmental health department for the septic tank.

Commissioner Kenner-Jones asked Mr. Timilsina are you already operating a convenient store at this location.

Mr. Timilsina replied no.

Commissioner Kenner-Jones asked what type of foods and products will you be selling in the convenient store.

Mr. Timilsina replied we will only sell packaged food.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application Z2026-41 from the Planning & Zoning Board.

Mr. Pennamon made a motion to recommend approval of Application Z2026-41. Mr. Payne seconded the motion.

Motion carries 5-1.

Ms. Polk voted in opposition of the motion.

Commissioner Alcaarez made a motion to approve Application Z2026-41. Commissioner Raxton seconded the motion.

Motion carries 4-1.

Commissioner Kenner-Jones voted in opposition of the motion.

Application Z2026-41 is approved.

Mr. Simmons called for a motion for Application S2026-42.

Mr. Pennamon made a motion to recommend approval of Application S2026-42. Mr. Payne seconded the motion.

Motion carries 5-1.

Ms. Polk voted in opposition to the motion.

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Commissioner Alcaarez made a motion to approve Application S2026-42. Commissioner Raxton seconded the motion.

Commissioner Kenner-Jones stated that Douglas County has an overwhelming number of convenient stores, pre-packaged locations and not enough food that provides appropriate sustenance to help us get our health care rating up to where it needs to be to have healthy children and healthy adults to stop some of the issues that we have occurring. Like the gentleman said, how much duplication of the same thing do we need in the county.

Motion carries 4-1.

Application S2026-42 is approved.

Commissioner Kenner-Jones voted in opposition of the motion.

### **Applications 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.

Mr. Cronan presented this application.

#### **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.

**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.

**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.

**Discussion:**

GDOT is requesting rear angled parking along the front of Hwy. 78. Vehicles will be approaching a signalized intersection and should be slowing in anticipation of the intersection. Back up cameras have been required in vehicles since 2018, which assists in areas where rear angled parking is required. DCDOT and GDOT continue to collaborate about final parking location, signage, striping, etc.

**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.



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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.

Ms. Marissa Bridges, 130 Main Street, Canton, represented this application. She stated that we're trying to go for a classic, old town feel where we are keeping the existing building. We're refurbishing the exterior. The end cap would be removed. The tire store also had a canopy to begin with. That canopy would be replaced by two fuel pumps. The lights will be night sky compliant and will be able to shield away from the residential neighbors or commercial developments in the area. We will have GDOT review approval. The county and GDOT have already had discussions and we've already had meetings with them.

The feel that we want is community orientated with sit-down restaurants and coffee shops. We don't want its focus on the convenient store but other tenants with the other spaces for availability in this infrastructure.

Mr. Simmons asked Ms. Bridges are you in agreement with the condition.

Ms. Bridges replied yes.

No one spoke in favor of this application.

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Ms. Tammy Roach of Plantation Drive spoke in opposition to this application.

Ms. Brandy Ramply of 6965 Shannon Drive, Lithia Springs spoke in opposition to this application.

Mr. Matthew Hendron of Ansley Boulevard, Lithia Springs spoke in opposition to this application.

Ms. Laurie Hollingsworth of Forest Drive spoke in opposition to this application.

No one else spoke in opposition to this application.

Mr. Simmons asked Bruce Mercer of Douglas County DOT about the intersection and how adding two gas pumps is going to affect the egress and regress.

Mr. Mercer explained that as it's shown there are two gas pumps on the eastern side of the building. There seems to be an entrance from Veterans to turn right into the gas pumps or into the eastern side of the building. I will state that the county has a Lee Road widening project that expands into South Sweetwater that will actually expand all the way to the intersection of Veterans. At the intersection there will be a concrete median separating the north and south bound traffic. There will be no northbound left turns into this particular dwelling. You would have to turn left on Veterans then turn left and come through Florence to access that. It's targeted for a 2029 completion date. That's what we're looking at for road improvements. I will add that we heard questions about safety and difficulties getting through the intersection. The one thing that hinders us there is the railroad tracks. They're not that wide and until we get the railroad to buy into widen that area we cannot add any additional lanes for the southbound movement from North Sweetwater to South Sweetwater.

Mr. Simmons asked with that design does that take into consideration your expansion.

Mr. Mercer replied it will.

Mr. Simmons asked so if this is approved you won't need to take any of that property.

Mr. Mercer replied we've seen this property in DRC two or three times and are making provisions for the county's project. We've worked out a dimension that would be needed and sent that to the engineer stating that's a requirement.

Mr. Pennamon asked Ms. Bridges if there was a traffic study done on how much traffic the gas station will have.

Ms. Bridges replied yes, it was provided in our DRC meeting and was given to staff during the submittal process.

Mr. Pennamon asked do you have any knowledge on that.

Ms. Bridges explained that the traffic count and I would have to look at the report again for that, but it would essentially be the same especially with the scenario with the concrete barrier being in the eastern side. We've already taken provisions and it is represented on the site plan and will be a restrictive movement into the development from that area. Also, we've been working with DOT with the rear movement coming in. On the western side on Florence Drive, that would be along the concrete apron that's already existing and provided for the entrance. That would be improved with curb and gutter and asphalt for the repaving on that entrance.

Mr. Pennamon asked when you consider your neighbors and a benefit for, has there been any consideration for the facelift side but not adding the gas station portion. The desire for the people is a facelift and something to look nicer but the concern is the redundancy of convenient stores from the gas station portion. Has there been any consideration by your client to do this project without the gas station?

Ms. Bridges explained that right now our consensus is with the gas station with the provision of only providing two pumps. I know the public has spoken about the gas stations in the area but gas stations in this area are a little over 1.2 miles and are about four gas stations but those gas stations do have a numerous amount of pumps. I believe three of the four don't have any other available tenant options to be able to provide different services to the community say a flower shop or a coffee shop.

Mr. Pennamon asked if we encouraged you to get more creative with the gas station space would that be something that your client would consider.

Ms. Bridges in regard to eliminating it entirely.

Mr. Pennamon replied yes, some sort of other occupancy.

Ms. Bridges stated right now the intention is the gas station on that endcap with two additional pumps. It will also be updated with the landscape ordinance with any buffer required.

Mr. Pennamon asked so, you don't think there would be any consideration for a change if we were to defer this that you client would be up to.

Ms. Bridges stated that I can bring this up to them. I can bring an option to them if that is what staff wants and see what their input is.

Ms. Duncan explained the background on this project. The first time it came to us and the owner did want to completely scrape the site and build a more traditional gas station. The staff recommendation on that would have been to deny. We worked really hard to figure out what could we do on a property that predates all of our zoning requirements. This was built in 1948. Douglas County did not start zoning until 1953. When we looked at option for redevelopment the thing that makes it tricky is that you have the three roads. You have the state highway and then two roads. When you look at our modern setbacks it takes so much of the property to be able to redevelop anything that staff encouraged the developer to look at what you're using already. That's where we came up with the design that focuses on extending the canopy. The existing canopy will be removed. The new canopy will be shorter and will have two fuel pumps to drive traffic to the convenient store. The owner is promoting the six leasable spaces that are already there.

Mr. Payne asked Ms. Bridges have you had anyone approach you for those spaces.

Ms. Bridges replied that I'm not aware of any letter of intent for the spaces but I do know that he has been actively marketing the area to see what can be brought in.

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

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Commissioner Kenner-Jones asked Ms. Duncan when you're talking about the gas station, is it just that they actually need gas pumps or are they opposed to having a business come in that is willing to use some of the infrastructure that currently exists but not actually a gas station.

Ms. Duncan replied I think the answer to your question is both. The person who acquired the property acquired it with the intent to adding a gas station on the property. They were working through the design process and then it became clear that they would not get a favorable recommendation. Also, the site restraints made it very hard for a gas station or anything else. That's when we had the conversation of what happens when we split the difference while maintaining the footprint which has multiple, leasable spaces and then they are looking for the two gas pumps to drive traffic to the convenient store because ultimately that's their industry. That's the business that they are in.

Commissioner Kenner-Jones asked when you say hard to develop for anything else is that a constraint because of the available parking or because of the location.

Ms. Duncan explained that it is a constraint because of the parcel. You have US 78 which will require a certain setback as well as South Sweetwater and Florence Drive. That narrows that building envelope and then when you factor in parking, buffering and landscaping and setbacks, to redevelop anything on this property you would have to grant so many variances that essentially you are back to the original footprint that we have.

As Austin stated in his staff recommendation, we struggle with the fact that GDOT put a plan out there 20 years ago when they said they were going to widen US 78 and that hasn't come to fruition. As Bruce had said, we struggle with the fact that it's so close to the right-of-way to the railroad and that limits are ability to redesign.

Commissioner Kenner-Jones asked is it the business that is opposed to developing in the current square footage or did staff not recommend to develop in the current square footage. I'm asking the questions because I'm thinking about businesses like in Houston, Texas they have Eight Row Flint. It's in a 1950s style gas station that has two pumps and little overhang but it's a wine and tap bar. With there not actually having people there to come and get gas and go to the convenient store but still have the same space restraints.

Ms. Duncan stated I think I here, if I'm understanding your questions correctly, that is what your are getting here. You are getting space where you can put the types of commercial uses in and that would be desirable.

Commissioner Kenner-Jones stated as opposed to their being a convenient store, in the space where the convenience store and gas pumps are, are they opposed to doing anything else. And are the constraints you're talking about that the space cannot be used for something else or is it just what they prefer to use?

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Ms. Duncan stated that my feedback on this property would be if you would like to defer to August 4<sup>th</sup>, we could get further clarification from the applicant. The owner/applicant, their industry is gas stations with convenient stores. They were willing to work with us on using the original building footprint. In terms of whether or not they would be willing to do something else that is not included in the convenient store and gas pumps, I wouldn't be able to speak to that. We have looked at it from all angles and we do have a very difficult parcel to redevelop given our current standards.

Commissioner Kenner-Jones asked Ms. Bridges did the applicant have an opportunity to meet with the neighbors or the people that live in this area and if so what was their feedback.

Ms. Bridges replied I know that there was a public participation meeting where it was posted for the public to give feedback. I don't know of anyone going around and speaking to the direct neighbors but at the public participation meeting there was not anyone who came and spoke to me at that time.

Commissioner Kenner-Jones asked are you opposed to a deferral or would you rather have a decision this evening.

Ms. Bridges replied I'm not opposed to a deferral so that we can take staff and board consideration into account.

Commissioner Raxton asked Ms. Duncan about Code Enforcement issues about the current condition.

Ms. Duncan replied if your question is there any active code violations. I don't know if there are any on this property. We did not receive that impact from Code Enforcement that there was any active violations.

Commissioner Raxton asked Ms. Bridges I think you are getting a sense for thinking outside the box. What other type of businesses would you think to have come in or have conversations to help attract that particular.

Ms. Bridges asked are you asking for the endcap of not doing a gas station.

Commissioner Raxton replied correct.

Ms. Bridges stated I'm in the industry to represent. We have been very cognizant working with staff. We actually did a complete design to show staff about a year and half ago where it would be just for the convenient store but with staff recommendation and input and communicating with all the departments that were needed, it was the best feel to keep the building the way it is incorporating with the fuel pumps and gas scenario that we do need for the industry that we are representing. It's going to have more of that "old town" look.

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Commissioner Raxton asked Ms. Bridges, with two new fuel pumps, what type of new job would be created.

Ms. Bridges replied there's usually three to four staff at the highest scenario. Generally, it is the two-person staff that is able to sustain that business itself. That's just for the convenient store but also in other tenant that is brought in will have additional staff and jobs.

Commissioner Raxton asked what is the economic forecast projected.

Ms. Bridges replied I don't have any input on the economical forecast for that area or for the convenient store.

Commissioner Raxton asked about the widening and construction and the barrier.

Ms. Bridges replied yes, we've included the barrier on our site plan.

Commissioner Raxton asked you heard future development on the construction and widening with the barrier for the center.

Ms. Bridges replied we have that on the site plan and have indoctrinated that plan for the concrete median barrier.

Commissioner Raxton as far as turning into there and we're looking at one or two ways to turn into the pumps.

Ms. Bridges explained that with the concrete median it does restrict that movement coming from that side road. It would be a right in right out entrance coming from the side and coming from Veterans Memorial. That would also be a right in scenario to have access to those fuel pumps.

Commissioner Raxton stated that creates a limit.

Ms. Bridges stated that is correct. It does create a limit. It's kind of paved from property line to property line.

Chairman Jackson-Jones asked Commissioner Mitchell if he had any questions. Commissioner Mitchell was at the meeting remotely.

Ms. Duncan explained that Commissioner Mitchell sent me a message that it would be his desire to defer. That would be to the August 4<sup>th</sup> meeting if it is the will of the board.

Chairman Jackson-Jones asked Mr. Mercer I heard several times there are not a turn signal at that intersection. Are there plans? Can you add a signal? How difficult would that be?

Mr. Mercer explained that I'm pretty sure the citizen was talking about the south-bound movement coming from North Sweetwater traveling south. There is not enough room at this time. It's 27'. There is an ongoing traffic signal improvement. A small project to add a north bound FYA, a flashing

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yellow arrow in the north bound direction. However, there's already an existing north bound left turn. There's nothing additional. It's just traffic signal improvements. Another citizen mentioned about a concrete barrier that was placed. We had that installed because there is a new stranglepole that will hold up the span for the traffic signals. We put that barrier there so that large trucks would not hit the traffic pole. But, until a time that the railroad comes with a project to widen the gates and expand the gates, there's just not enough room for us to add an additional lane in the south bound direction. The south bound is the issue.

Chairman Jackson-Jones stated that Lithia Springs is our first born. It sounds like we haven't had any enhancements in that particular quarter since 1948. It's exciting to hear good things potentially coming down the pipe. Certainly, going to yield and respect Commissioner Mitchell who messaged that he wanted to defer. I just want to make it clear that Lithia Springs is our first born in Douglas County.

Mr. Simmons called for a motion for Applications Z2026-47 and S2026-48.

Mr. Pennamon made a motion to recommend deferral of Applications Z2026-47 and S2026-48 to the August 4<sup>th</sup> meeting. Mr. Payne seconded the motion.

Motion carries 6-0.

Recommendation is to defer Applications Z2026-47 and S2026-48 until the August 4<sup>th</sup> meeting.

Commissioner Kenner-Jones made a motion to defer Applications Z2026-47 and S2026-48 until the August 4, 2026 meeting. Commissioner Alcaarez seconded the motion.

Motion carries 5-0.

Applications Z2026-47 & S2026-48 are deferred until the August 4, 2026 meeting.

### **Applications Z2026-50/S2026-51**

**Suntan Construction** – a request for a rezoning from R-A (residential 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.

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Mr. Cronan presented this application.

**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.

**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.

**Discussion:**

The request contemplates demolition of the existing convenient store and fuel pumps, closure of the existing underground storage tanks and building a new store with a maximum size of 3,000 sq. ft.

The existing violations are for the exiting underground storage tanks.

If approved, the remedy of the violation(s) on the site would be on a separate timeline from the redevelopment of the site and the existing convenient store may be in operation prior to demolition of the existing store and construction of the new store.

The EPD's conditional waiver of violation(s) appears to anticipate closure of the storage tanks to bring the property into compliance by December 20, 2026.

The site will have to be reviewed for compliance by the relevant standards for impervious surface thresholds specified under the Dog River Primary Watershed protection district and other site-specific design items will need to be incorporated into the design.

Staff's main concern is with the two different timelines for redevelopment of the new store and closure of the existing store with outstanding violations.

The applicant has been working with EPD to address the existing violations.



**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.

**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.

Mr. Chuck Conerly of 402 Newnan Street, Carrollton represented this application. The property consists of two parcels located at 4333 Post Road and 4289 Post Road. The total acreage is 2.9 acres. There is an existing convenience store on one of the parcels which has been there since 1963. The plan is to demolish the existing convenience store and replace it with a brand-new store. The specific request is to rezone the property to CH along with a request for a Special Use Permit to allow the store. You guys have a great staff. They have prepared an extensive and detailed analysis. They have recommended approval of the applications with the conditions. We are fine with those conditions.

The only issue that I'm aware of that seems to have come up is the issue with the existing underground storage tanks on the property. This is an old convenient store that date backs to 1963. Most of these issues would be underground storage tanks, predates my clients purchase of the property. They only bought the property in 2024. There have been some notices of violations from Georgia EPD relating to testing, reporting and record keeping as it relates to the tanks. We're not aware of any environmental impact but in terms of compliance with regulations. We have worked to address those violations. The work has now been completed.

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If our application is approved those tanks are going to be replaced with brand new tanks and brand new, state-of-the-art equipment.

A resident of 8565 Jenkins Road spoke in favor of this application.

Ms. Monica Thornton of 8361 Louisville Drive, Winston spoke in favor of this application.

Mr. Johnathon Davidson of Moccasin Lake Road spoke in favor of this application.

Ms. Jessica Davidson of Moccasin Lake Road spoke in favor of this application.

Mr. Billy Spees of Winston spoke in favor of this application.

No one else spoke in favor of this application.

Ms. Tina Chen of 4288 Post Road spoke in opposition to this application.

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

Mr. Grayson Williams of 4380 Post Road, Winston spoke in opposition to this application.

Mr. Rice of 4291 Post Road spoke in opposition to this application.

Mr. William Perry of Tyree Road, Winston spoke in opposition to this application.

Mr. Jeremy Jermaine of Chapel Hill spoke in opposition to this application.

No one else spoke in opposition to this application.

Mr. Curry asked Mr. Conerly we heard some of the constituents' concerns about the tanks. How many tanks are looking to put at this facility?

Mr. Conerly explained that the tanks that are there will be taken out of service and closed. We are just an email from EPD and this is actually one of the conditions that says that if their tanks are taken out of service and closed on or before December 20, 2026 they will consider any prior violations to be addressed. These are historical violations that relate to reporting and testing. It is certainly our plan to replace those tanks with new tanks. They've already been ordered and will be done by December 20, 2026. That is a condition of the rezoning and also a condition of the EPD.

Mr. Dav Pandya of 4333 Post Road, the owner of the business explained that it will be three pumps. I would like to add that we did a Phase 1 and a Phase 2. Phase 1 is drilling a hole to get the soil samples to see if there's any contaminants. The soil samples came back and there were no contaminants.

We know the tanks are old and we're looking to put brand new tanks. The tanks are ordered.

Mr. Curry asked about the lighting.

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Mr. Pandya explained that we were broken into and both times the lights were off. We had cameras but the lights were off and the police couldn't tell what was going on. The police advised us to keep the lights on.

Mr. Curry asked I know that they have infrared camera systems that can help you eliminate having so much light because they work off certain infrared. Have you looked into that?

Mr. Pandya replied yes, sir, we have. If the new store gets approved we plan on putting in a new system and close the lights at night, which will be 10pm every day.

Mr. Curry asked what type of food do you serve in there.

Mr. Pandya replied pizza and wings. We have a Hunts Brothers program.

Mr. Curry asked no vegetables or fruit.

Mr. Pandya replied no, sir.

Mr. Simmons asked if the tanks that are there now will be dug up and replaced with new tanks.

Mr. Pandya replied yes, sir. If we can get our LDPs earlier we're going to take out those tanks right away. Within two to three days, we will have a crew to get them out of there.

Mr. Pandya explained that most of the violations that were there, we had most of those but the inspector did not find the file in time. We had tests done in 24 and 23. It's everything that had to be pumped out and the temperatures.

Ms. Polk asked you heard complaints from neighbors across the street and beside the property. Have you spoken to those individuals once you decided to expand this property?

Mr. Pandya replied Mr. Rice was the only one I had a conversation with but it was not addressed fully. All the lights will be facing inward. We plan to put a gate to use at nighttime so that no cars can drive in there and park or stay overnight.

Ms. Polk asked the hours of the store.

Mr. Pandya replied it's 6am to 10pm.

Ms. Polk asked the people that are concerned with the growth of it. I know you purchased the other parcel that is next to it which currently has a home on it. The idea is that the current space that you have and then the one next to it. Does the idea encompass that entire space?

Mr. Pandya explained that we don't have enough space on the land that we have right now. The canopy sits on the right-of-way. We couldn't do anything with the septic being right behind the building. The other property was better for us to acquire.

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Ms. Polk let me understand what you are saying. Currently where the gas station is now you are not going to expand that building, you're going to build where the home is currently?

Mr. Pandya explained the location of the new store on the site plan.

Ms. Polk asked what are you going to do with the existing store building.

Mr. Pandya stated we will demolish it once we finish this.

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

Commissioner Alcarez asked Mr. Pandya would you be opposed to making the gas station smaller.

Mr. Pandya asked what size.

Commissioner Alcarez stated I don't know the size.

Mr. Pandya replied yes.

Commissioner Alcarez stated I pass by that gas station. It's been there since before I was born.

Mr. Pandya stated we will have better food options. We want a better food program where we can serve a hot breakfast in the morning.

Commissioner Alcarez stated that I appreciate you cleaning it up. It has been there for a minute. But I was thinking of the whole concept. That community has been used to the size of that store for years. Thinking about your neighbors that live around you, is there any way you would condense it just a little and also for the neighbors. You have your regular neighbors that have called me and let me know that they are excited about you trying to do something different. Just listen to those that are opposing.

Mr. Pandya explained we may be able to put the store more toward the left-hand side and give Mr. Rice more space. We gave him a 50' buffer as well.

Commissioner Alcarez asked it will not encroach on the old courthouse historical building that has been sitting there.

Mr. Pandya replied no.

Commissioner Alcarez stated I know about your break-ins. They call her "spider woman". I don't know how she got through those doors but after the second or third time I understand why you left the lights on.

Commissioner Alcarez stated that if approved to have the consideration of those lights near the entrance to not blare all over the parking lot to where it disrupts your neighbors.

Mr. Pandya replied yes, I promise to put a gate out, close up the gate, turn out the lights so no one gets in the parking lot and no loud music.

Commissioner Raxton stated that one of the complaints I've heard is compliance with record keeping and recording. What will you do differently?

Mr. Pandya explained that the EPD looks at a system that gives accurate information. What it does is it gives what's in the tank, the volume, the temperatures and vapors that are releasing. At that point we don't have the EPD puts the facility number on it and it goes directly to them.

Commissioner Raxton asked when will that start.

Mr. Pandya replied right now we can't do it because you have to drill and put the sensors in. The tank is too close to the pump and you won't have enough space. As soon as we get the LDPs we'll be going in.

Commissioner Raxton asked I heard you say you have the new tanks ordered. If this is not approved are you still going to replace the tanks?

Mr. Pandya explained that we can't because there's not enough space. They're old metal tanks. The new tanks are fiber glass tanks. They are a lot bigger than the metal tanks.

Commissioner Raxton asked If I'm hearing you correctly you can only use the tanks that you ordered if this is approved.

Mr. Pandya replied yes, sir. The tanks are supposed to be sitting parallel to each other and there's just not for the new tanks.

Ms. Duncan explained that the current gas station is on the southern property. That is zoned residential. It's been here since before we had zoning. The property to the north, the residence he has acquired to allow for the different design requirements and we're trying to facilitate a new development in an old area. The county would not allow them to redevelop on either of these properties that are zoned residential at this time. Part of what we are trying to do with the rezoning is get them into compliance where they would no longer be non-conforming. One of the things that is limiting them right now is the non-conforming status. Our code is very clear that you can do minimum maintenance but you can't expand necessarily. That's one of the problems they are running into is putting the new tanks in with such a small parcel of the existing commercial.

Commissioner Raxton asked if this is approved would there be 27 or 37 parking places.

Mr. Daryl Ray of Hughes Ray Company stated that the number would definitely come down and be compliant with the code for the allowable amount of parking spaces.

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Chairman Jackson-Jones asked if the project is approved and until everything is completed have thought about motion censored lighting.

Mr. Pandya stated we did not think about that. I will definitely consider that.

Chairman Jackson-Jones asked you spoke about vapors. Are you considering vapor recovery monitoring software. This software gauges the effectiveness of the vapor recovery equipment. I heard one of your neighbors mention the vapors. What happens is this system ensures that the vapors when refueling a vehicle are safely returned to the underground tank other than escaping into the atmosphere. Is this what you are thinking?

Mr. Pandya replied right now those are suction systems. The suction is basically coming out of there. Nobody uses them in Georgia. Only the old stores that have them. The new one will use a motorized pump and will use way less than what is there right now. Those are the newest with the EPD. It's a lot better than the system that's there now.

Chairman Jackson-Jones asked some systems will get read-outs. Will you get those?

Mr. Pandya replied yes, you can monitor what the temperature is.

Chairman Jackson-Jones asked will you be monitored by the state to make sure you are in compliance.

Mr. Pandya replied yes. There's someone who comes in every 30 days and checks the system. If I don't have the system he can't do too much.

There were no more questions from the Board of Commissioners.

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

Mr. Pennamon made a motion to recommend approval of Application Z2026-50. Mr. Payne seconded the motion.

Motion carries 6-1.

Ms. Polk voted in opposition to the motion.

Recommendation is to approve Application Z2026-50.

Commissioner Alcaarez made a motion to approve Application Z2026-50. Chairman Jackson-Jones seconded the motion.

Motion carries 3-2.

Commissioners Kenner-Jones and Raxton voted in opposition to the motion.

Application Z2026-50 is approved.

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Ms. Polk asked can the citizen's concern about the historic building be addressed really quickly to ensure whether or not that will be affected.

Ms. Duncan explained that it's out of order right now. If you would like to call for a motion for S2026-51 and then discussion we would be happy to address that question.

Mr. Simmons called for a motion for Application S2026-51.

Mr. Pennamon made a motion to recommend approval of S2026-51 with conditions. Mr. Payne seconded the motion.

Ms. Polk stated I would like to address the fact that the question from the citizen was about the building that was historic there to the right of the property. May we confirm or can address that question in concern?

Ms. Duncan explained that the property is owned by Douglas County. That is our old courthouse. That is not subject to the zoning action here this evening. It is not subject to a rezoning or special use permit.

Motion carries 5-1.

Ms. Polk voted in opposition to the motion.

Recommendation is to approve Application S2026-51 with conditions.

Commissioner Alcaarez made a motion to approve Application S2026-51 with conditions and to add conditions not to exceed three pumps and for there to be a consideration in regard to proper motion lighting as to not affect the residents at night. Chairman Jackson-Jones seconded the motion.

Motion carries 3-2.

Commissioners Kenner-Jones and Raxton voted in opposition of the motion.

Application S2026-51 is approved with conditions.

### **Applications 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.

Mr. Cronan presented this application.

**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.

**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.

**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.

**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.



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3. The use would adversely affect the public health, safety, and welfare.

Mr. Kossi Ahovi of Lithia Springs represented this application. He did not have any comments.

No one spoke in favor.

Ms. Tammy Roach of Plantation Drive in Lithia Springs spoke in opposition to this application. She wanted to know the exact location of the subject property.

No one else spoke in opposition of this application.

Ms. Duncan explained that location of the subject property. If you are traveling from Veterans Memorial, going south on South Sweetwater Road, this building is going to be on your left. It will be at the intersection of South Sweetwater and Laura Drive and Groover's Lake. It's across from a church and the fire station and Lithia Springs Senior Center.

There were no 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. Pennamon made a motion to recommend denial of Application Z2026-52. Mr. Curry seconded the motion.

Motion carries 6-0.

Recommendation is to deny Application Z2026-52.

Commissioner Kenner-Jones made a motion to deny Application Z2026-52. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application Z2026-52 is denied.

Mr. Simmons called for a motion for Application S2026-53.

Mr. Pennamon made a motion to recommend denial of Application S2026-53. Mr. Payne seconded the motion.

Motion carries 6-0.

Recommendation is to deny Application S2026-53.

Commissioner Kenner-Jones made a motion to deny Application S2026-53. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application S2026-53 is denied.

### **Application 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.

Mr. Cronan presented this application.

#### **Existing Conditions:**

A 2,517 sq. ft., single-family detached residence is sited. The property is within the Heritage Square subdivision.

#### **Summary of Proposal:**

The applicant is proposing to start a Residential Care Facility for routine, non-medical care for the elderly.

#### **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.

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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.

Ms. Petina Lovell of 2270 Charleston Place represented this application. I just want to assure my neighbors that I'm going to comply and remain a respectful neighbor.

Mr. Simmons asked are you agreement with the conditions.

Ms. Lovell replied yes.

No one spoke in favor of this application.

Ms. Tammy Roach of Plantation Drive spoke in opposition to this application.

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Ms. Lisa Smith of Charleston Place, Lithia Springs spoke in opposition to this application.

Mr. William Finney of Charleston Place spoke in opposition to this application.

No one else spoke in opposition to this application.

Mr. Pennamon asked Ms. Lovell could you address some of the struggles and concerns of your neighbors such as the steepness of your driveway and emergency vehicles.

Ms. Lovell explained that I will only be servicing two clients. I do have a driveway. If an ambulance needs to come up that driveway the can.

Mr. Pennamon asked is it a secondary driveway.

Ms. Lovell replied just one.

Ms. Lovell explained about the property value of the homes. I'm not bringing in a large nursing facility. It's only two residents.

Mr. Pennamon asked what type of services will you be providing. Are we dealing with people with mental issues.

Ms. Lovell explained that it's non-medical and I'll be providing service like medication reminders, companionship. There won't be any patients with Alzheimer's or conditions like that.

Mr. Pennamon asked by non-medical you mean no mental health struggles.

Ms. Lovell replied, exactly.

Mr. Pennamon asked will they have medicine that you will help them take.

Ms. Lovell replied yes.

Mr. Pennamon asked will they be seniors.

Ms. Lovell replied seniors and veterans starting at the age of 65.

Ms. Polk asked Ms. Lovell how long have you lived at this property.

Ms. Lovell replied two years.

Ms. Polk asked when you purchased this property was it in mind to embracing this new adventure or is it something that you decided you wanted to do.

Ms. Lovell replied I've been in the healthcare industry for 10 years working directly with patients. It's something that I've always wanted to do.

Ms. Polk asked do you work in a clinical setting or clerical setting.

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Ms. Lovell replied hospital setting for clinical and non-clinical.

Mr. Pennamon asked Ms. Lovell have you had a conversation with these neighbors.

Ms. Lovell replied we met at a meeting.

Mr. Pennamon stated I would suggest having a quick conversation with them.

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

Commissioner Kenner-Jones asked Ms. Lovell have you ever run a personal care home before.

Ms. Lovell replied I haven't.

Commissioner Kenner-Jones asked when you met with you neighbors what was the feedback. Is this information new to you?

Ms. Lovell replied it's not. Their biggest concern to me was the depreciation of the property.

Commissioner Kenner-Jones asked were there any other concerns or just that one.

Ms. Lovell replied just that one.

Commissioner Kenner-Jones asked you will be providing primary care.

Ms. Lovell replied, yes.

Commissioner Kenner-Jones asked how many people will be residing in the home.

Ms. Lovell replied just me and the two residents.

Commissioner Kenner-Jones asked how many bedrooms is it.

Ms. Lovell replied three.

Commissioner Kenner-Jones asked will they have their own bedrooms or will they share.

Ms. Lovell replied it depends. I will leave it up to the residents.

Commissioner Kenner-Jones asked help clarify something for me. You're saying if they want to share a bedroom you're only going to have two. If they don't want to share a bedroom are you planning to have still only two or are you suggesting that you will have two individuals per bedroom.

Ms. Lovell replied I will have an individual bedroom with two beds in that room and if I have a patient that decides that they don't want to share then I will have the two, one for each bedroom.

Commissioner Kenner-Jones asked the plan for the extra bedroom.

Ms. Lovell replied it will be vacant.

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Commissioner Raxton explained that condition #3 states that there shall not be more than two unrelated. Will they be related or unrelated?

Ms. Lovell stated I will comply with the regulations. If it says I can only have two then there will only be two residents.

Commissioner Raxton stated that there are strict rules about parking in a cul-de-sac. Do you anticipate any additional traffic and will any additional parking be handled all in your driveway?

Ms. Lovell replied it will be all in my driveway.

Commissioner Raxton asked do you have enough room in your driveway.

Ms. Lovell replied yes.

Commissioner Raxton asked how visitors would be monitored.

Ms. Lovell explained that there will be a limit on the visitation.

Commissioner Raxton asked is there a limit on cars that will come, time of day or day of week.

Ms. Lovell explained that visitation will be one day a week from 3-6pm. One car per visit.

Commissioner Kenner-Jones asked if you had two unrelated residents and only have one day with a limited period of time for visitation, how are you going to manage the parking situation. I would assume they are not going to share the same visitors.

Ms. Lovell replied there will be different times for each visitor.

Commissioner Raxton asked what if there's an event such as a birthday or a holiday. How will you manage parking.

Ms. Lovell replied I don't plan on having any parties. If there are any celebrations it will be very limited to the visitors.

Ms. Duncan explained that I want to clarify that we express the principle use on the property is a single-family home. The personal care home is an accessory. Just because they are asking for the use of the personal care home doesn't necessarily mean that they don't have the same kind of rights and privileges of their home. For birthday parties and anything like that, I want to make it clear that any restriction would be applied through the zoning use as it relates to the business. It doesn't mean she gives up her right to operate her house as a single-family home. That would come with rights and privileges which would include celebrations. We do have the ability through the special use permit to force conditions of zoning that are related to the occupation. That would be the primary intent. If you had a resident on the property and there was a vehicle parked on the street

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as a result of a resident who was living on the property, that's where we would look for parking restrictions as opposed to what would become normal routine uses of a single-family home.

Chairman Jackson-Jones asked with cold and flu season would you give any consideration for utilizing that bedroom.

Ms. Lovell replied yes, I will.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application S2026-54.

Mr. Pennamon made a motion to recommend approval of Application S2026-54 with conditions. Mr. Toney seconded the motion.

Motion carries 5-1.

Ms. Polk voted in opposition to the motion.

Recommendation is to approve Application S2026-54 with conditions.

Commissioner Mitchell made a motion to deny Application S2026-54. Commissioner Alcaez seconded the motion.

Chairman Jackson-Jones asked Commissioner Kenner-Jones to read that.

Commissioner Kenner-Jones made a motion to deny Application S2026-54. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application S2026-54 is denied.

## **Application 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.

Mr. Cronan presented this application.

**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).

**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.

**Discussion:**

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



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type of housing units offered would require resubmission of a site plan for review and consideration before the Board of Commissioners.

Ms. Michelle McCauley represented this application. We're a civil engineering and planning company located in Duluth, Ga. The site is located on the west side of Mt. Vernon Road. It's adjacent to Factory Shoals Elementary School. One of the defining characteristics is there is a 200' power easement that runs through the property. The property also has streams and areas of steep topography. These areas of restraint have been worked so that they can work within the neighborhood.

The development includes 75 single-family detached homes on approximately 85 acres which yields a density of one dwelling unit per acre. Rather than maximizing the number of units, the plans respond to the property's natural constraints and existing utility easement, the requested R-MD zoning provides the flexibility needed to design the neighborhoods around these constraints while creating a cohesive, residential community. The community will also include a walking trail, a children's tot lot and a community gathering space with a fire pit. All of these amenities support the county's goal of creating a connective neighborhood for opportunities for recreation and interaction.

Homes will be a minimum of 1,800 square feet but will go up to 3,200 square feet. They will have two-car garages. They will have a mix of materials including brick, stone and hardy plank siding. The community will offer homes for all stages of living. The Salem will offer for multi-generational living. It provides a master on the main floor and on the second floor. There's also a one-story, a ranch that allows one level living.

We appreciate staff's time and effort to reviewing this information. We have worked with staff to revise the plan. We feel this is consistent with the zoning and the conference of plans for this community.

We are in agreement with the one condition.

Mr. Simmons asked Ms. McCauley are you in agreement with the one condition.

Ms. McCauley replied yes, we are.

No one spoke in favor of this application.

Mr. Gerald Carter of Mt. Vernon Estates spoke in opposition to this application. His concerns were about traffic congestion.

Mr. Randy Chancey of Mt. Vernon Road spoke in opposition to this application. We need custom homes with less traffic. Traffic will be the main problem.

No one else spoke in opposition to this application.

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Mr. Curry asked Mr. Mercer to explain the traffic study and the impact on the traffic.

Mr. Mercer explained that I looked at the existing volumes for a recent count which was late 2024. It was just over 6,800 cars a day. The previous year was 6,900 and the previous year was 5,600. You're looking at 6,800 cars a day on Mt. Vernon Road. As far as what kind of impact and how many trips will this particular site generate per their traffic study that was submitted, approximately 1,000 cars a day will be added. It would be approximately 7,200 in the morning and 9,500 in the afternoon.

Mr. Curry asked if you're looking at the two-car garages, based on that.

Mr. Mercer explained the way that it's generated is by house classification. With a single-detached there's been hundreds of studies which basically say how many homes and each home is going to generate X amount of trips per day.

Mr. Simmons asked is there only one way in and one way out. There's no other connection over to Lee Road.

Mr. Mercer replied yes. It's a single entrance property. Per the fire code, anything under 120 is permissible and 72 is under 120.

Ms. Polk asked Mr. Mercer I don't know if in your study that when you talk about 1,000 more cars. With that impact was the consideration about any emergency vehicles to be able to address that many homes. Also, the availability of the emergency vehicles being able to get in and out of there with one entrance. I'm looking at it from a mapping standpoint and I don't see a traffic signal anywhere. My concern about that is the schools that are very close by. Now we have a school and we're adding 1,000 more cars. There's no light signal there to help man that. Is that a conversation that can be made for one of the conditions providing funds to provide that light?

Mr. Mercer explained that the traffic signal, comparable 6,800 cars, 6,500 a day on Mt. Vernon. When you live in that area for 20 or 30 years, that's a lot of vehicles to you because that's what you are used to. But it's not measurable to Chapel Hill that has 28,000. So, when you look at what generates that actual need for a traffic signal and warrant the traffic signal, it's going to be the volume on the main line, which is Mt. Vernon and it's going to be the side street volume which we're talking 72 homes. I can tell you from numerous traffic studies it will never warrant a traffic signal with 72 homes.

Mr. Mercer explained I'm not going to speak for Fire to know what their needs are going to be. I will say that the roads will be constructed per the county's specifications to allow typical fire apparatus to movement within the subdivision as it would be on any road that we allow to be constructed. The fire code itself is acceptable up to 120 homes with a single entrance. They are at 72. As far as is there a need for a second entrance, that answer would be no from the fire department.

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Mr. Curry asked Ms. McCauley will this be an HOA community and what is your price range for the homes.

Ms. McCauley replied this will be an HOA community. The pricing hasn't been set yet because this neighborhood hasn't been developed.

Ms. McCauley explained that this neighborhood does have one point of access. The traffic study that we did show the it will have minimal impact on Mt. Vernon. It did not recommend any traffic improvements at the entrance of this subdivision but we are showing them that there is a deceleration lane that is shown but it's not a requirement of the traffic study.

Ms. June Yale is the builder for the neighborhood. She explained that these homes will be 1,800 to 3,200 square feet. Addressing the concerns that we will have too many homes on the 1,800 side, I can tell you as a ranch product, based on the lots that we got in here it will not be able to fit on every single lot. The ranch product is the one at 1,800. We're trying to put a multitude of product which will appeal to buyers at different stages in life.

In terms of pricing, we haven't developed it yet so this is subject to change. At this point when we are looking at home in the 400s.

Ms. Polk asked if the elementary school will be able to withstand children coming in.

Mr. Cronan explained that school system submitted an impact statement and did not indicate anything that would overburden the school system.

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

Commissioner Kenner-Jones asked Ms. McCauley is the smallest home 1,800 square feet or is it the largest.

Ms. McCauley replied the smallest.

Commissioner Kenner-Jones asked is that the ranch product.

Ms. McCauley replied yes, ma'am.

Commissioner Kenner-Jones asked what is the breakdown or the thought of how many ranches versus 2-story homes. I ask that because the county does have an aging population that wants to be able to age in place in their homes. That is a desirable product. So, I'm wondering if there is any room in your development for you to do a 3/2 on a ranch to give a little more variety or have more options to provide that because we don't have a lot of builders coming in offering ranch products.

Ms. Yale explained that we do have the ranch product and we do have a multi-generational plan which is the Salem. That has the primary bedroom on the first floor and an option to have a primary bedroom upstairs. We have a lot of families that are multi-generational.

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Commissioner Kenner-Jones asked will this community have sidewalks.

Ms. Yale replied yes, it will on both sides of the street.

Commissioner Kenner-Jones stated I'm going to be very frank, the elevations, that's ugly. Are you going to go back, is that a DRC process to have a little more architecture design process?

Ms. McCauley replied we have to go back through an architectural review.

Commissioner Kenner-Jones asked in terms of the deceleration lane, I know it's not required but you guys have on your plan. Are you opposed to having that as a condition?

Ms. McCauley replied no, we're not.

Commissioner Raxton asked you mentioned this will be an HOA. Are all of these going to be owner-occupied or will there be a mix of rental properties.

Ms. Yale stated that it's our intention to sell them but at this point I do not believe it's conditioned in terms of having a lease cap. That's not to say that we're looking to do anything other than for-sale in this neighborhood.

Mr. Cronan explained that they would be limited up to 10% as held by the developer. If they exceeded that they would have to come before the Board of Commissioners for approval.

Commissioner Raxton asked how far is the elementary school. Are their sidewalks if someone were walking to accommodate that?

Mr. Cronan explained that we advised the applicant not to engage in the school system until such a time as their plan is approved. That way it wouldn't appear transactional. A condition could be put in place to extend the sidewalks.

Chairman Jackson-Jones asked will there be options for basements.

Ms. McCauley stated that these are not a flat lot so there is opportunity for a basements. I couldn't tell you right now how many would be available because that is not my expertise.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application Z2026-55.

Mr. Curry made a motion to recommend approval of Z2026-55 with a condition. Mr. Toney seconded the motion.

Mr. Pennamon asked is it too late to ask questions or is it discussion only.

Mr. Simmons said yes.

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Mr. Pennamon stated that my concern is with 1,000 additional cars and how that affects the roads and schools.

Mr. Curry stated that we talk about Douglas County and how we want it to grow and develop. How do we balance the two between the data centers and residents. We have to some type of concession. We have to look at the growth and tax these homes bring to Douglas County and to future residents. I can say that because I sit in a community as the HOA president and deal with it every day with growth and development. When you look abroad and you say are we going to have a few thousand more cars to come through. What do we want. We have a housing shortage. We don't want apartments so now we have to go back and look and see how we grow here in Douglas County? This is one way of growing.

Motion carries 6-0.

Recommendation is to approve Application Z2026-55 with conditions.

Commissioner Kenner-Jones made a motion to approve Application Z2026-55 with conditions and the additional condition that they will add the deceleration lane and a sidewalk between the community and Factory Shoals Elementary. Commissioner Raxton seconded the motion.

Commissioner Kenner-Jones stated that Orrick hit it right on the head. We cannot always say no to everything and only plan for what is here and what's previously been here. We talk about how much we love our seniors and want to look out for them but we don't have developers that bring houses that they can go into and age in place. With the rising cost of healthcare, a lot of these people will not be able to go into residential care facilities. The young couple that is just starting out cannot afford a custom home. When we have someone with a better product and willing to put a deceleration lane to ease some of burden of traffic, it speaks volumes in my mind. I appreciate the thought-out plan and what you are trying to bring.

Chairman Jackson-Jones asked if there would be any future enhancements for Mt. Vernon.

Mr. Mercer replied yes, possibly widening.

Motion carries 5-0.

Application Z2026-55 is approved with conditions.

Meeting adjourned.

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Romona Jackson-Jones, Chairman of the Board of Commissioners

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Johannah Womack, Clerk of the Planning & Zoning Board

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

|                                                 |                                                                                                                                                      |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b>                       | Z2026-47/ S2026-48                                                                                                                                   |
| <b>Applicant Name</b>                           | Terry Boomer                                                                                                                                         |
| <b>Property Owner Name</b>                      | Georgia 5 Land Holdings, LLC                                                                                                                         |
| <b>Property Address</b>                         | 10615, 10613, 10611, 10607, & 10603<br>Veterans Memorial Hwy, Lithia Springs, GA<br>30122                                                            |
| <b>Land Lot, District, Section, Parcel</b>      | Land Lot: 0365; District: 18; Section: 2;<br>Parcel: 0059; Parcel ID: 0365-182-0059                                                                  |
| <b>Current Zoning</b>                           | C-G, General Commercial                                                                                                                              |
| <b>Future Land Use Classification</b>           | Neighborhood Village Center                                                                                                                          |
| <b>Character Area Classification</b>            | Historic Lithia Springs                                                                                                                              |
| <b>Request</b>                                  | 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 |
| <b>Associated Future Land Use Map Amendment</b> | N/A                                                                                                                                                  |
| <b>Size (in acres)</b>                          | 1.325 acres                                                                                                                                          |
| <b>Commissioner District</b>                    | 1                                                                                                                                                    |
| <b>Subject to an HOA, POA, or similar?</b>      | N/A                                                                                                                                                  |
| <b>Proposed Use</b>                             | Commercial Planned Center (multiple suites) with Convenience Store with Two Fuel Pumps                                                               |
| <b>Recommendation on Rezoning Request</b>       | Approval with Condition                                                                                                                              |
| <b>Meeting Date</b>                             | August 4, 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 |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|

### 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

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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: Z2025-47/S2026-48

DATE OF MEETING: July 7, 2026

### WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 6" main in rear of 10617 Veterans Memorial Hwy
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?  
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?  
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?  
No

### SEWER

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

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

**11. Stormwater Concerns:**

**12. Additional Remarks:**

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

Prepared by: Diana Johnson





**Legend**

Water Hydrants

**Water 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**

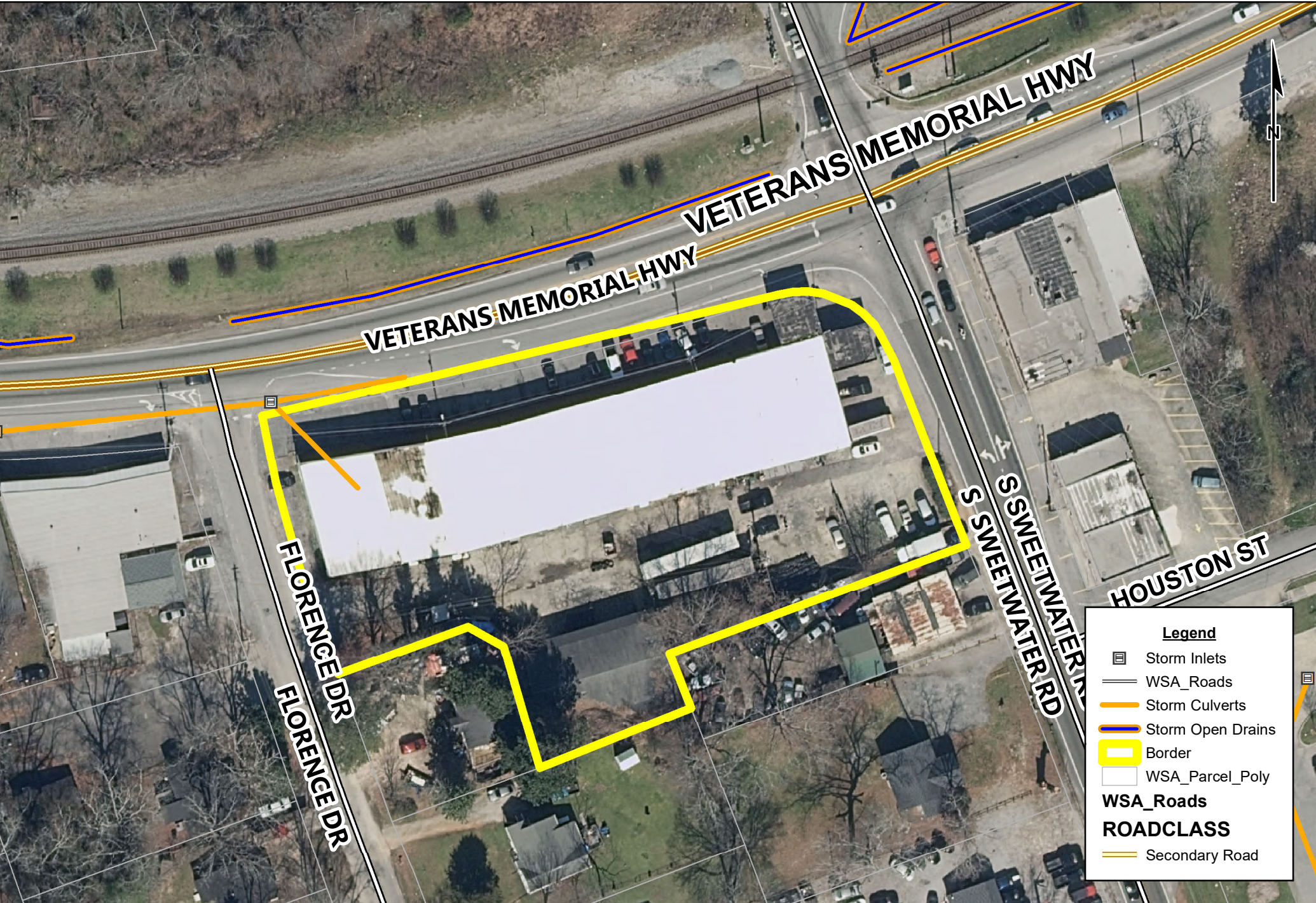
**ROADCLASS**

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 &amp; 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 KMH

**Douglas County Sheriff's Office**

**Impact Response – Special Use Permits, Rezoning, and Variances**

Case #: **52026-49**

Prepared by: Colonel Doug Oliver

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**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 Conditions 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: GA 5 Land Holdings LLC Case No. S2026-48 Meeting Date: 7/7/2026

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☒ NO

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

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

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

None.

5. Additional comments by the Engineering Department:

DRC last reviewed this project on 12/10/25. But there have been discussions regarding the project design outside of DRC since then.

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

No.

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

No.





Temple St

S Sweetwater Rd

S Sweetwater Rd

Veterans Memorial Hwy

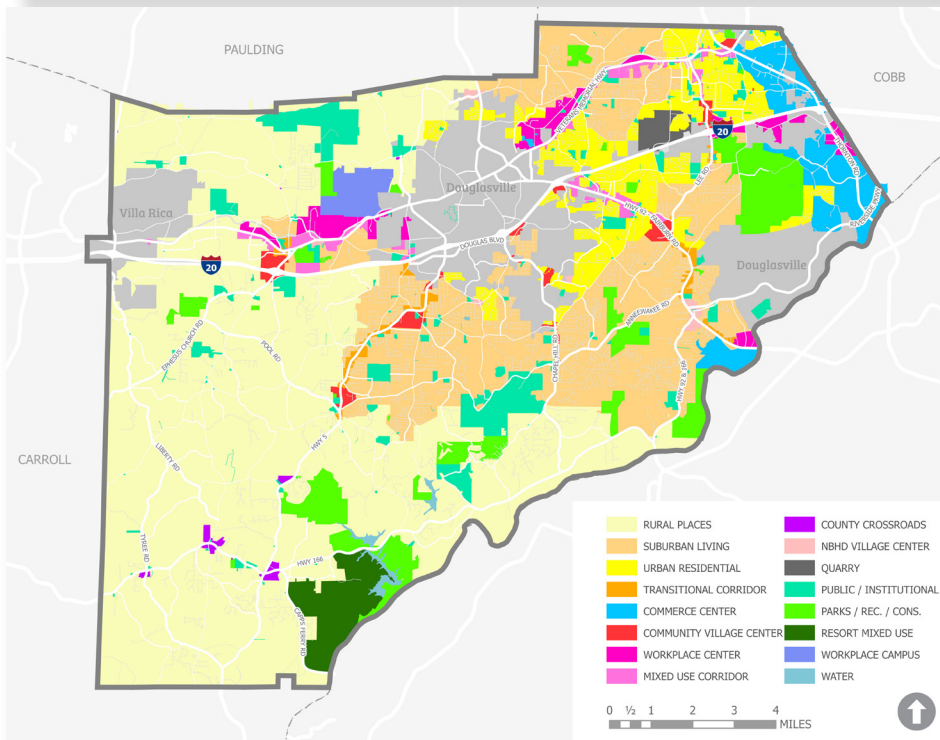
Houston St

S Sweetwater Rd





## 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:

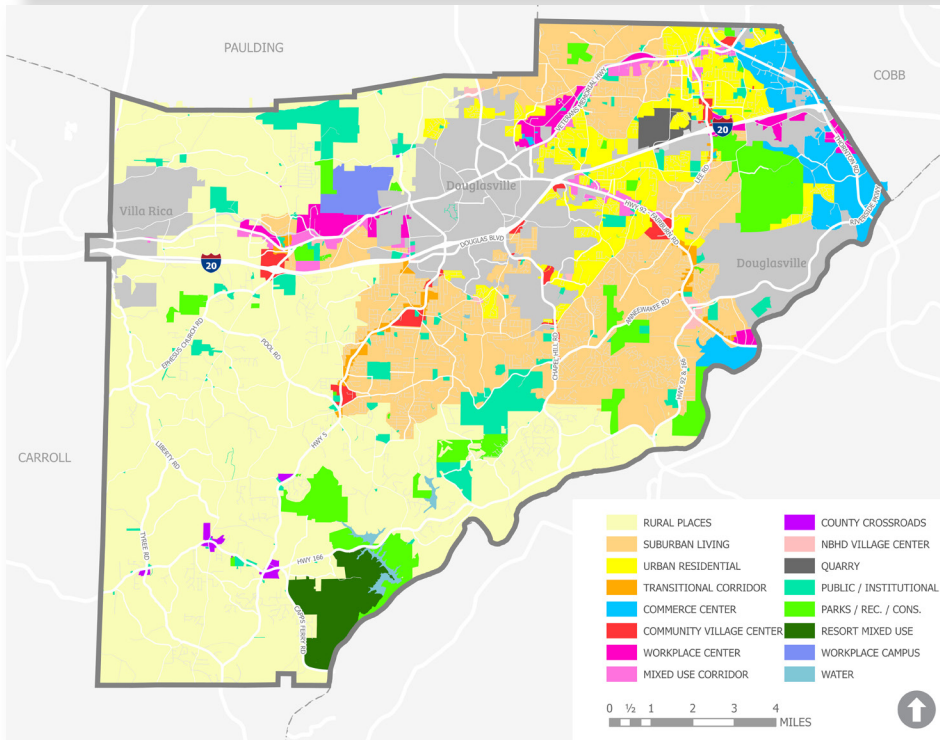
- Mixed-use MPD encouraged
- "Main Street" style mixed-use encouraged

### Appropriate Zoning Districts:

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



## Neighborhood Village Center



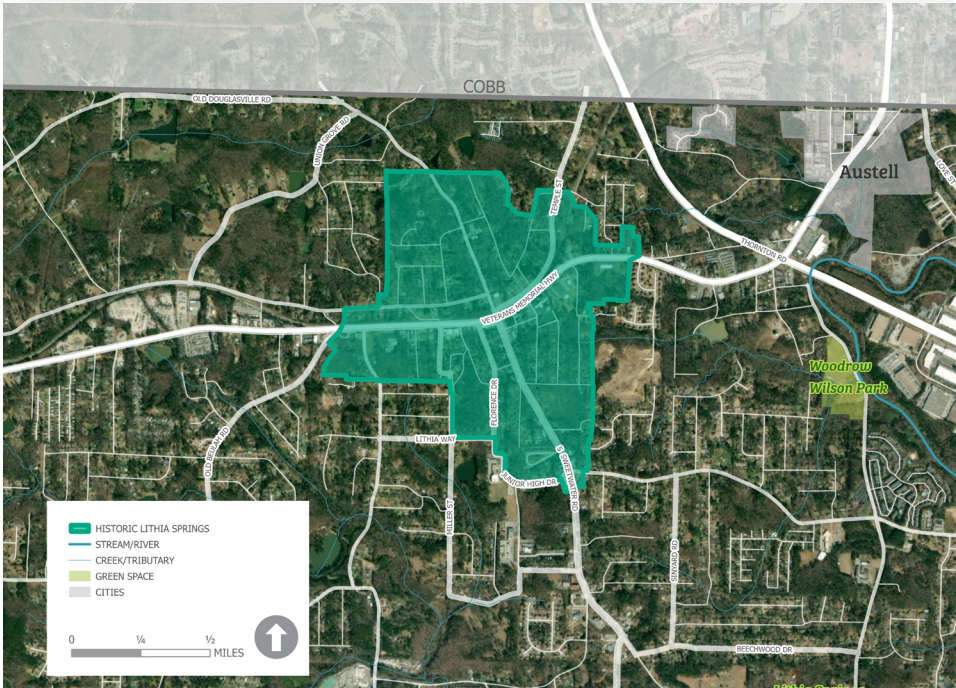
## Character Areas:

- 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 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**

|                                                 |                                                                                      |
|-------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Application Number</b>                       | Z2026-46                                                                             |
| <b>Applicant Name</b>                           | Mason Marstellar                                                                     |
| <b>Property Owner Name</b>                      | George Sconyers, III & Strawn Industrial, LLC                                        |
| <b>Property Address</b>                         | 2240, 2290, & 2340 Strawn Rd, Winston, GA 30187                                      |
| <b>Land Lot, District, Section, Parcel</b>      | Land Lot: 0167; District: 02; Section: 5; Parcel(s): 0031, 0032, 0033                |
| <b>Current Zoning</b>                           | R-A, Residential-Agricultural                                                        |
| <b>Future Land Use Classification</b>           | Workplace Center                                                                     |
| <b>Character Area Classification</b>            | Winston                                                                              |
| <b>Request</b>                                  | Request for a Rezoning from R-A, Residential-Agricultural, to LI, Light Industrial   |
| <b>Associated Future Land Use Map Amendment</b> | N/A                                                                                  |
| <b>Size (in acres)</b>                          | 18.15 acres                                                                          |
| <b>Commissioner District</b>                    | 4                                                                                    |
| <b>Subject to an HOA, POA, or similar?</b>      | N/A                                                                                  |
| <b>Proposed Use</b>                             | Three Warehouse Buildings for an Undefined End-Use Case                              |
| <b>Recommendation on Rezoning Request</b>       | Denial; Conditions are Proposed if the Board of Commissioners is Inclined to Approve |
| <b>Meeting Date</b>                             | August 4, 2026                                                                       |

**Relevant Code Sections:**

| <b>Article</b> | <b>Section</b>             | <b>Description</b>                                                                                                    |
|----------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 4              | Division III, Section 4.19 | Regulations Controlling for Lot Development Standards for Properties within the LI, Light Industrial, Zoning District |

**Prior Zoning Actions:**

| <b>Year</b> | <b>Case #</b> | <b>Summary of Action</b>                                                         |
|-------------|---------------|----------------------------------------------------------------------------------|
| 2024        | Z2024-66      | Request for a Rezoning from R-A to LI, Light Industrial, for Warehouse Buildings |

**Rezoning Criteria Analysis:**

| <b>Number</b> | <b>Rezoning Criteria</b>                                                                               | <b>Supports Requested Use</b> |
|---------------|--------------------------------------------------------------------------------------------------------|-------------------------------|
| 1.            | Is the proposed use consistent with the stated purpose of the zoning district that is being requested? | Yes                           |
| 2.            | Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?    | No                            |

|    |                                                                                                                                                                                                          |     |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 3. | Will the proposed use not adversely affect the existing use, value or usability of adjacent or nearby property?                                                                                          | No  |
| 4. | Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?                                                                                                                    | No  |
| 5. | Are there substantial reasons why the property cannot or should not be used as currently zoned?                                                                                                          | No  |
| 6. | Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection? | 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?                     | No  |
| 8. | Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?                       | No  |

### **Rezoning Criteria Discussion:**

#### **Summary of Proposal:**

The applicant is proposing construction of four warehouse buildings. Access is proposed off of Jason Industrial Pkwy through an inter-parcel access agreement with 2625 Jason Industrial Pkwy.

Three warehouse buildings are proposed: two, 42,000 sq. ft. buildings and one, 15,000 sq. ft. building. The total square footage proposed is 99,000 sq. ft. The applicant has appeared before the Board of Commissioners in 2024 with a similar proposal. The proposal was denied.

#### **Existing Conditions:**

The subject site is outside of the Camp Industrial park and proposed within the boundary of the current Winston Farms subdivision.

The proposed site incorporates an existing single-family detached homesite but is otherwise vacant and wooded.

#### **Planning Concerns:**

The site is not a part of the Camp Industrial park or any subsequent units or phases.

The proposal is effectively an extension of the Camp Industrial park which is not compatible with the Comprehensive Plan. Absent a complete redevelopment of the existing footprint of the Camp Industrial park, an expansion of the existing footprint in a piecemeal fashion without an overall development plan in place to account for cumulative impacts does not provide for orderly development. The circumstances for development within the greater Winston area have not changed at this time to necessitate the expansion of industrial uses outside of already defined footprints inclusive of established industrial parks and developments.

The site serves as an informal buffer between Camp Industrial Park and the Winston Farms neighborhood along Strawn Rd.

Some parcels within the Winston Farms neighborhood (from the intersection of Strawn Rd & Jason Industrial Pkwy to the dividing line between Land Lot 0167 and 0165) are designated Workplace Center as their Future Land Use Map designation; however, the existing use of these for single-family detached residential and the deference of the Winston Character Area must be balanced against the applicant's proposal here. Absent changes in conditions where infrastructure is expanded to provide for greater sewer access and an overall development plan is put in place to mitigate potential off-site impacts, protect viewsheds where appropriate, and develop a park-development as envisioned in the Workplace Center Future Land Use designation, the proposal is premature.

**Recommendation and Findings: Rezoning from R-A to LI, Light Industrial**

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

1. The granting of the proposed rezoning will modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The granting of the proposed rezoning will adversely affect the public health, safety, or welfare.
3. The granting of the proposed rezoning would create conditions where expansion of Industrial or Commercial uses outside of originally envisioned or defined boundaries is permissible within the Winston area instead of containment within well-defined footprints.

**Conditions:**

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

1. The subject parcels that comprise the site shall be combined with 2625 Jason Industrial Pkwy through a Revised Final Plat for the original Camp Industrial Park subdivision.
2. The square footage of any building shall not exceed 50,000 sq. ft. without an additional Special Use Permit.
3. Lights shall be shielded and directed toward the property and away from the Strawn Rd right-of-way with no spillover effect. A photometric plan shall be submitted at building permit to ensure all reasonable efforts are made to provide for downcast, unobtrusive lighting.
4. There shall be a 50' buffer along Strawn Rd that shall remain undisturbed. In the event of thinning through natural causes, the applicants shall remediate and plant back according to an identified tree count within the 50' incompatible use buffer to the North and the 50' buffer where abutting Strawn Rd included in a larger tree survey as a part of their Land Disturbance Permit.
5. The exterior elevations shall consist of 50% masonry on all sides.
6. Parking shall not be adjacent to Strawn Rd and shall be located interior to the site.

**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: Z2026-46

DATE OF MEETING: August 4, 2026

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This site is located at 2340 Strawn Rd. Strawn Rd is an unimproved (gravel) Local Street on the County's Transportation and Thoroughfare Plan Map, with posted speed limits of 25 MPH. The Right-Of-Way width along Strawn Rd is 50 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. Rezoning this parcel from Residential to Light Industrial then combining the lot with the parcel along the eastern property providing access to Jason Industrial Pkwy is supported by DOT. The minor improvements for the parcel or parcels will be addressed during DRC committee review and will follow the current UDC Code.
2. The proposed development will have a substantial impact on traffic in the immediate area and will generate approximately 492 vehicles per day; approximately 45 during the AM peak hour and approximately 51 during the PM peak hour.

#### Existing Volume

Jason Industrial Pkwy: There are no existing traffic counts along this roadway, however, traffic volume is minimal.

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

# DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

## WATER & SEWER AUTHORITY

REQUEST FOR: ☐ Special Use Permit

☒ Rezoning

☐ Variance

CASE NUMBER: Z2026-46

DATE OF MEETING: July 7, 2026

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### WATER

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

### SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?  
Yes, 8" sewer in Hamrick Road; 7,300 feet
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF \_\_\_\_\_ PEAK \_\_\_\_\_
4. Treatment Plant: South Central WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?  
N/A
9. Have the development plans been approved by the water and sewer authority?  
No plans have been submitted.

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

**11. Stormwater Concerns:**

**12. Additional Remarks:**

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

Prepared by: Diana Johnson





**Legend**

 Water Hydrants

 Water Control Valves

**Water System Valves**

 <all other values>

 WSA\_Roads

 Water Mains

 Border

 WSA\_Parcel\_Poly

Applicant: Mason Marsteller  
Location: 2240, 2290, & 2340 Strawn, Winston, GA 30187  
Land Lot Lot: 167 Dist:2nd Sect: 5th Parcel: 016702 50031, 50032, 50033  
Lot Size: Acres: 18.37  
Case #: Z2026-46

DDCWSA Impact Study Map





Applicant: Mason Marsteller  
Location: 2240, 2290, & 2340 Strawn, Winston, GA 30187  
Land Lot: Lot: 167 Dist: 2nd Sect: 5th Parcel: 016702 50031, 50032, 50033  
Lot Size: Acres: 18.37  
Case #: Z2026-46

# DDCWSA Impact Study Map



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

FIRE DEPARTMENT

REQUEST FOR: ☐ Special Use Permit ☒ Rezoning ☐ Variance

CASE NUMBER: 2 2026-46 DATE OF MEETING: \_\_\_\_\_

| Fire Responding Unit           | Located at Station# | Estimated Response Time in Minutes* | Approximate Distance in Miles |
|--------------------------------|---------------------|-------------------------------------|-------------------------------|
| Fire Engine                    | 8                   | 8                                   | 4.1                           |
| Advanced Life Support EMS Unit | 9                   | 8                                   | 4.1                           |
| Aerial Fire Apparatus          | 8                   | 8                                   | 4.1                           |

\*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:

*May require installation of sprinkler system & fire alarm.*

Comments:

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

  
Joe Murphy

7/13/26

## Douglas County Sheriff's Office

### Impact Response – Special Use Permits, Rezoning, and Variances

Case #: Z 2026-46

Prepared by: Colonel Doug Oliver

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#### 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:**

Z 2026-46

18.37 AC  
VACANT Land - Single Family House  
2240 2290 & 2340 STRAW Road  
WINSTON, GA 30187  
Proposed: Light Industrial Warehouse

**Concerns/ observation:**

3 LOTS BACKS UP TO "HOPE  
ENGRAVING & JASON INDUSTRIAL PKWY.  
NO CONCERNS AT THIS TIME.

# DOUGLAS COUNTY ENGINEERING DEPARTMENT

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

Case Name: Mason Marstellar Case No. Z2026.46 Meeting Date: 8.4.26

Request For: ☐ Special Use Permit ☒ Rezoning ☐ Variance

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

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

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

☐ YES ☒ NO

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

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

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

None.

5. Additional comments by the Engineering Department:

This project was not required to come to DRC because we reviewed a similar site plan in 2024 for the same developer and the DRC feedback would be the same for the current site plan.

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

Yes, the property is fully wooded.

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

Yes, the property is fully wooded.

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

**CODE ENFORCEMENT**

**REQUEST FOR:**    ☒ Special Use Permit    ☐ Rezoning    ☐ Variance

**CASE NUMBER:** Z2026-46      **DATE OF MEETING:** August 4, 2026\_

**PROPOSED ZONING:** R                      **CURRENT ZONING:** LI

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**OWNER'S NAME:** Strawn Industrial LLC

**MAILING ADDRESS:** 57 Camden Rd NE ATL GA 30309

**LOCATION OF PROPERTY:** 2240, 2290, 2340 Strawn Rd, Winton, GA 30187

**LAND LOT:** 167    **DISTRICT:** 2    **SECTION:** 5    **PARCEL:** 31,32,33

**NATURE OF VIOLATION(S):** None

**PHOTOS ATTACHED:**    ☐ YES              ☒ NO

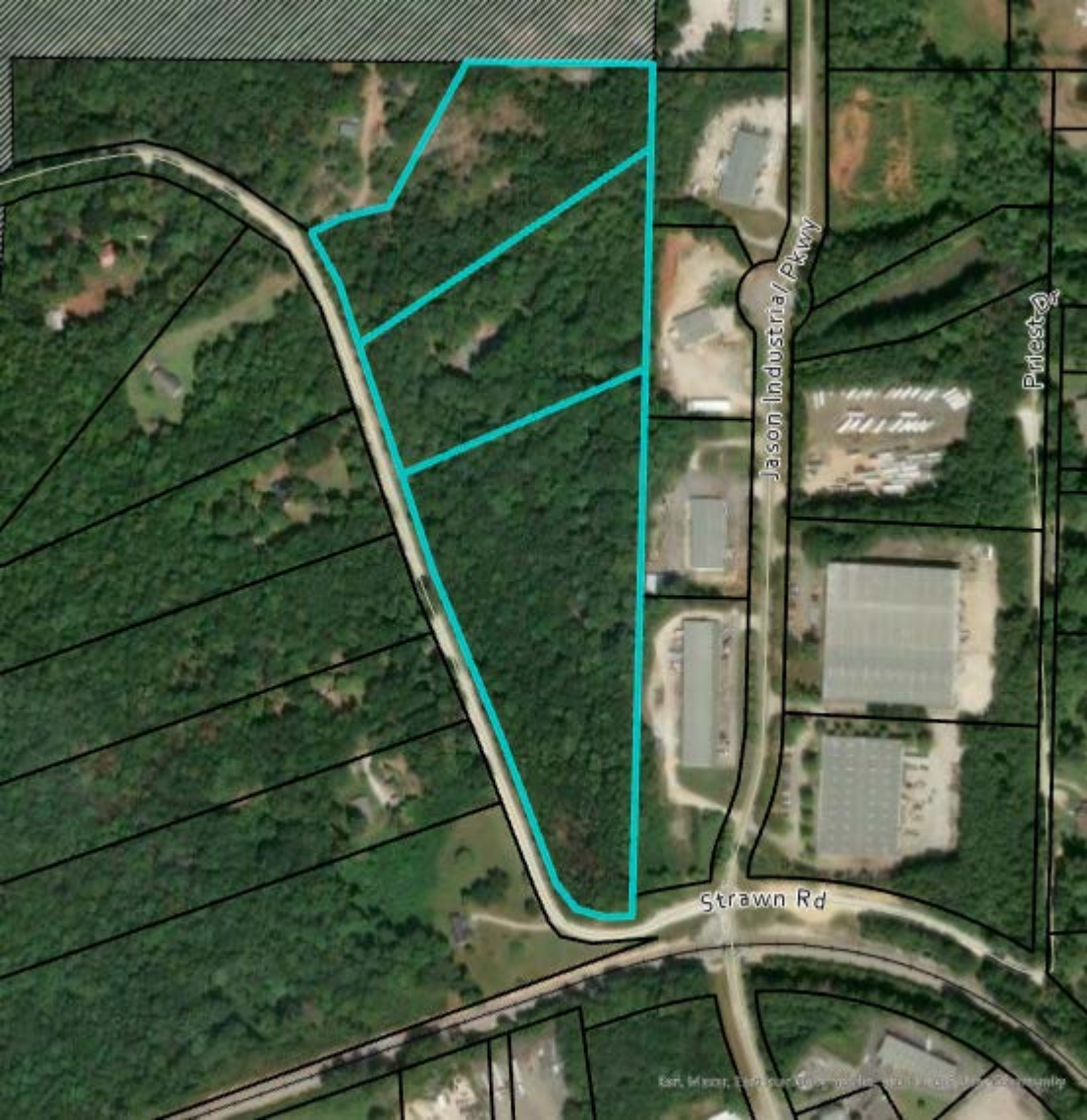
**COURT ACTION:**

No

**COURT ORDER:**

No

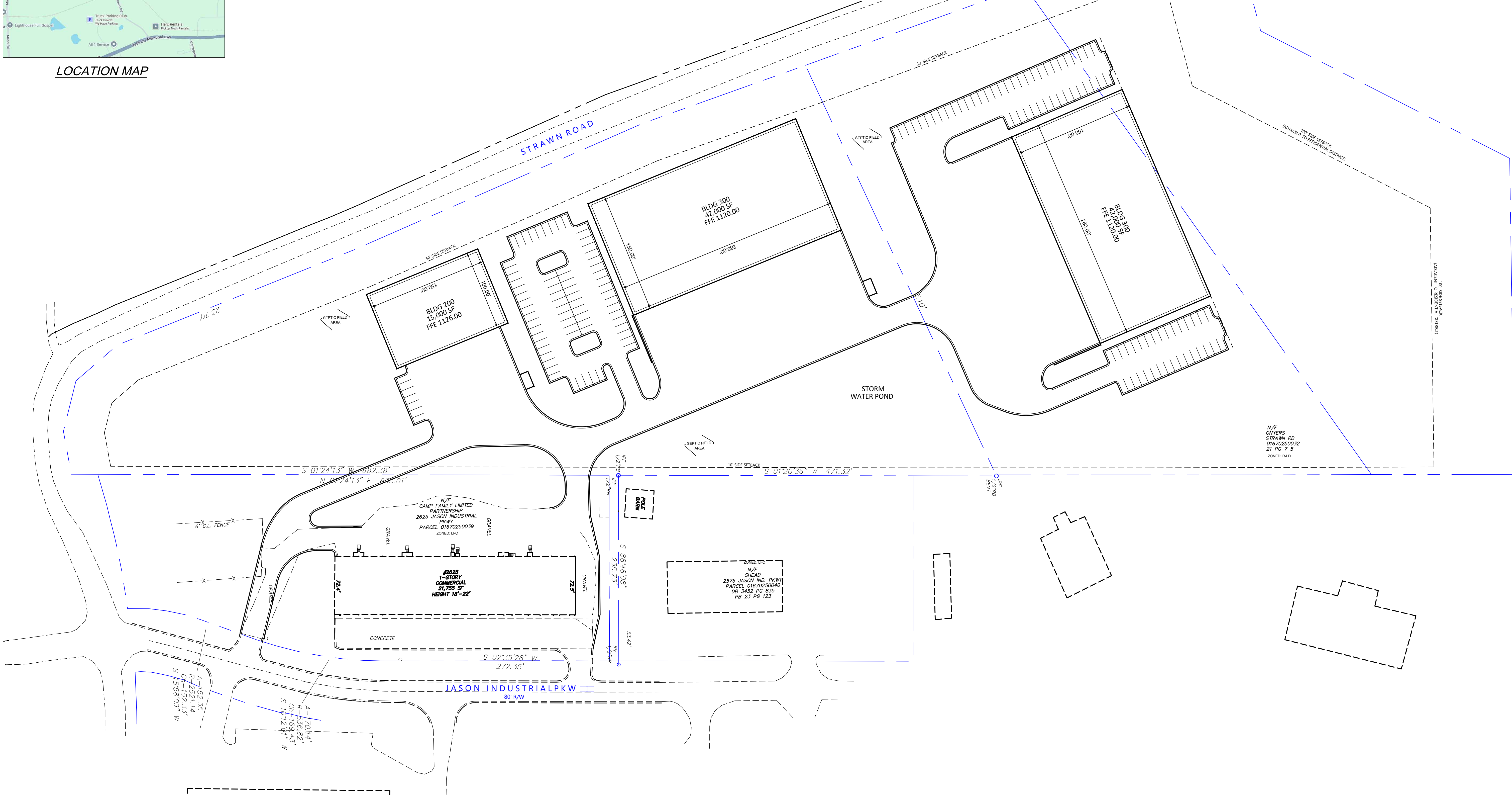
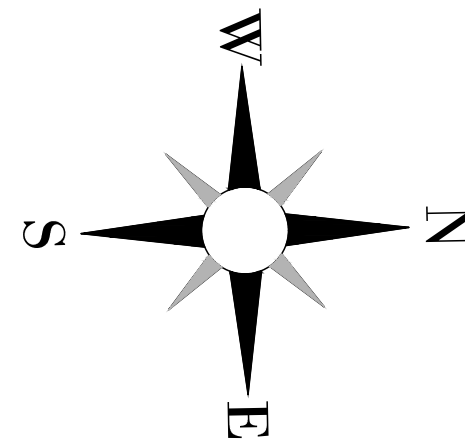
**ADDITIONAL COMMENTS:**







LOCATION MAP



Know what's Below.  
Call before you dig.

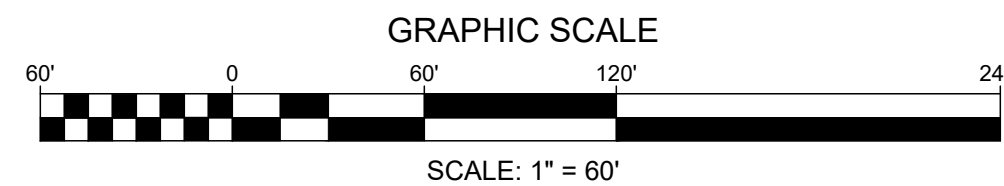
Dial 811  
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES AND OF BUILDINGS SHOWN ON THESE DRAWINGS ARE APPROXIMATE & HAVE  
BEEN DERIVED FROM OBSERVATIONS AT THE SITE AND FROM THE BEST AVAILABLE RECORDS OF THE VARIOUS UTILITY  
COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS  
NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. USA LAYING OUT THE CONSTRUCTION TO  
CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING  
DAYS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES  
SHALL INCLUDE: TRAFFIC SIGNALS AND TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE RESPONSIBILITY  
OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT  
WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CAUTION: NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF  
EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS OF THE VARIOUS UTILITY  
COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS  
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WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CONCEPTUAL SITE PLAN



SEAL



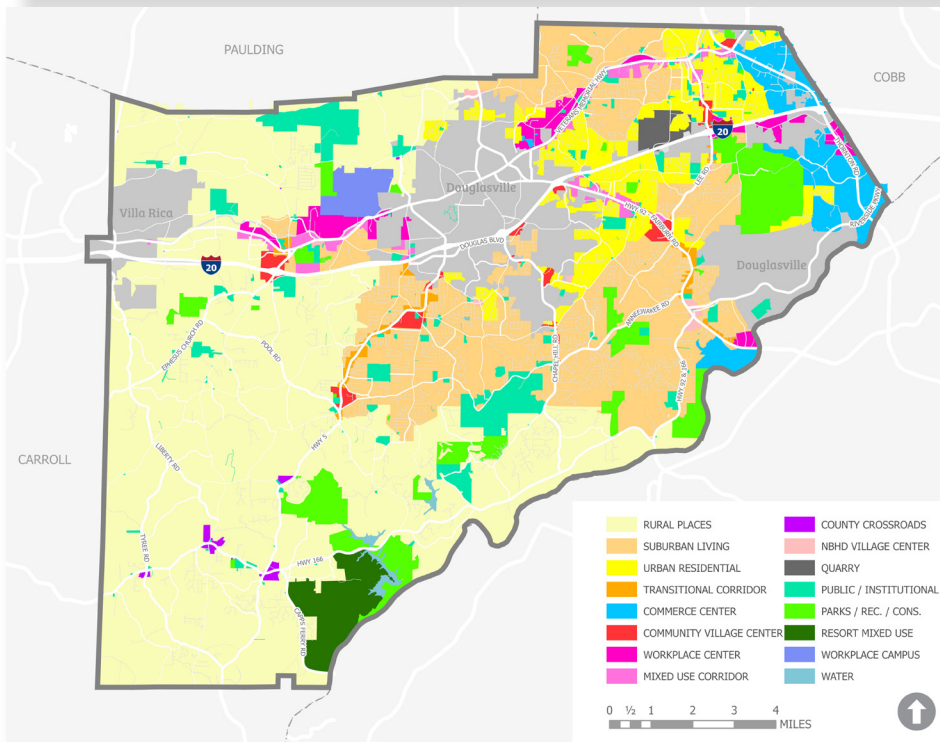
STRAWN ROAD  
LIGHT INDUSTRIAL

WINSTON, GEORGIA

| NO. | BY | DATE | DESCRIPTION |
|-----|----|------|-------------|
|     |    |      |             |
|     |    |      |             |
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|                                     |                   |
|-------------------------------------|-------------------|
| DRAWN BY<br>JPD                     | CHECKED BY<br>JCM |
| DATE<br>06/17/2026                  |                   |
| SHEET TITLE<br>CONCEPTUAL SITE PLAN |                   |
| SHEET NUMBER<br>SP-6                |                   |

## Workplace Center



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

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

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

## Primary Land Uses:

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

## Community Facilities:

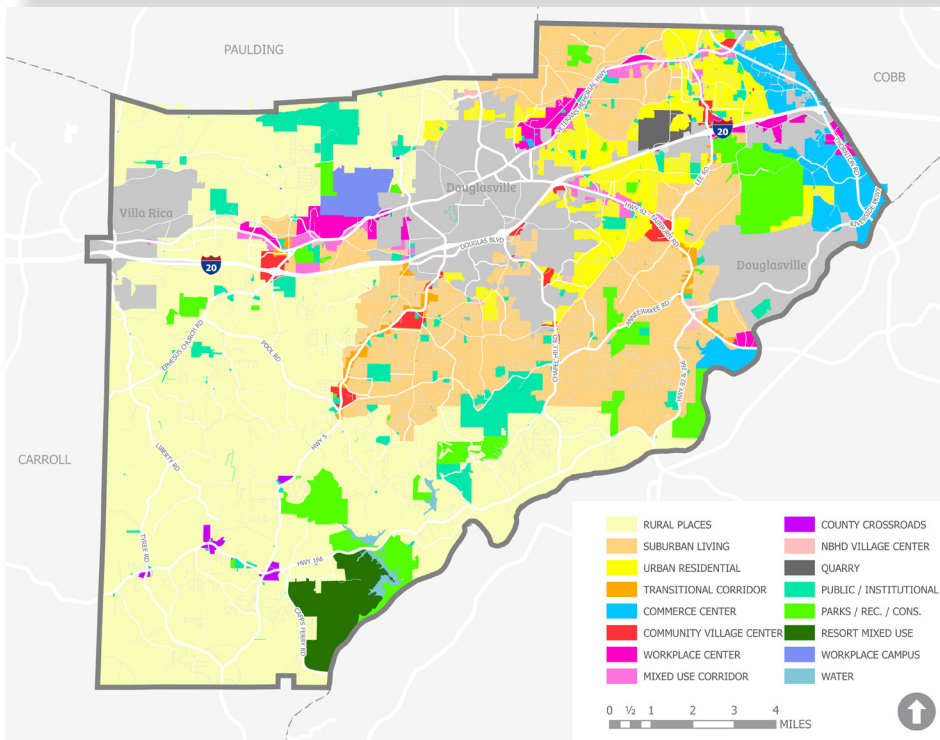
- Public water & sewer available or planned in the near future
- Arterial access
- Rail access
- Regional public facilities

## Master Planned Developments:

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



## Workplace Center



## Appropriate Zoning Districts:

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

## Character Areas:

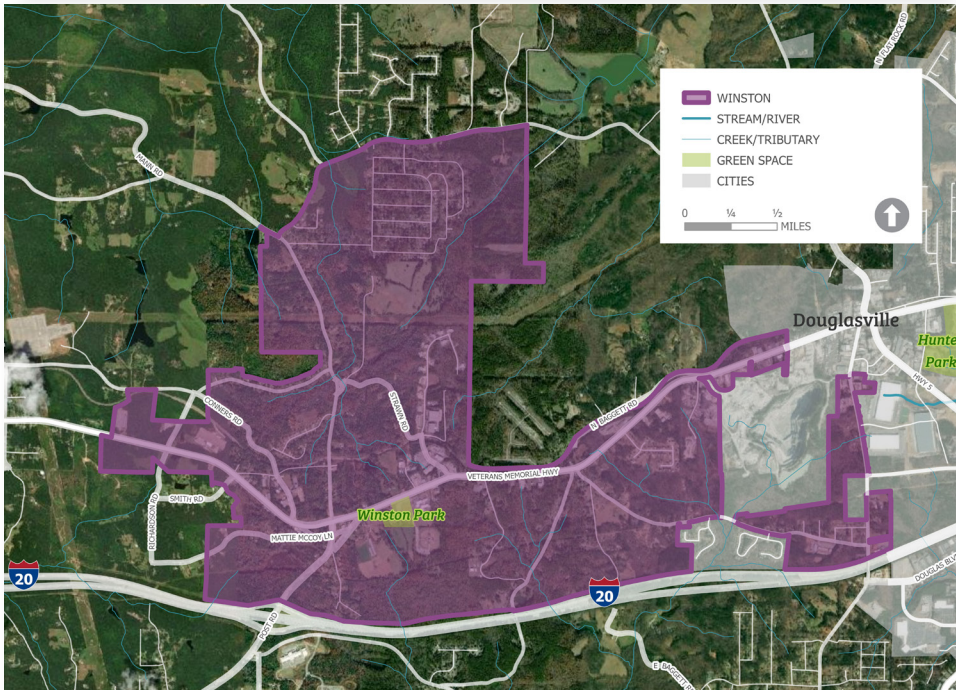
- Traditional Neighborhood
- Historic Lithia Springs
- Winston
- Fairburn-Lee Corridor\*
- VMH Professional Corridor\*

## Policies and Implementation Strategies:

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



## Winston



## Winston

### Description

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

### Current Character

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

### Other Considerations:

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

### Compatible Zoning Districts for Future Rezoning

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

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

### Parks, Open Space + Trails Guidance

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

### Housing Guidance

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

### Future Land Use Changes Can Be:

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

June 4, 2026

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

RE: Opposition to Rezoning Request – Strawn Road Property (R-LD to LI)

To the Planning & Zoning Board and Board of Commissioners:

My name is Samuel Rennicks, and I am the owner of property located at 2313 Strawn Road in Winston, Georgia. I respectfully submit this letter in opposition to the proposed rezoning of approximately 18.37 acres on Strawn Road from R-LD (Residential Low Density) to LI (Light Industrial) for warehousing and logistics uses.

My property, along with numerous neighboring properties, is located within a rural residential area consisting primarily of homes situated on five- to ten-acre tracts. Residents purchased their properties with the expectation that the surrounding area would remain consistent with the established residential and agricultural character of the community.

The proposed industrial development is incompatible with the existing use and character of the area for several reasons:

1. Rural Residential Character  
The surrounding properties are predominantly residential and agricultural in nature. Introducing warehousing and logistics operations directly adjacent to established homes would fundamentally alter the character of the community and negatively impact the peaceful enjoyment of our properties.
2. Traffic and Road Safety Concerns  
Strawn Road is a county-maintained gravel road that serves a limited number of residential properties. It was not designed to accommodate the increased volume of commercial vehicles, delivery trucks, employee traffic, and other industrial-related transportation that would result from a warehouse and logistics facility. Increased traffic raises concerns regarding road deterioration, safety for residents, emergency vehicle access, and additional maintenance costs.
3. Noise, Lighting, and Operational Impacts  
Industrial facilities commonly generate noise from truck traffic, loading operations, equipment, and employee activity. Security lighting and nighttime operations can also negatively affect nearby homeowners who chose this area for its rural and low-density setting.
4. Property Value Impacts  
The proximity of industrial uses to established residential properties may adversely affect property values and marketability. Many homeowners have invested substantial resources into their homes and acreage, and the proposed rezoning threatens those investments.
5. Precedent for Additional Industrial Expansion  
Approval of this rezoning may encourage further industrial encroachment into an

established residential area. Once industrial zoning is introduced, additional requests often follow, creating continued pressure on neighboring residential properties.

I respectfully request that the Planning & Zoning Board and Board of Commissioners deny this rezoning request. At a minimum, I request that the County require comprehensive studies addressing traffic, road capacity, stormwater management, environmental impacts, buffering requirements, and compatibility with the County's Future Land Use Plan before considering approval.

I appreciate your consideration of the concerns of the residents who live on and around Strawn Road and respectfully ask that you preserve the existing rural residential character of our community.

Sincerely,

Samuel Rennicks & Pamela Eller

Property Owner

2313 Strawn Road, Winston GA

404-353-2264



# **Public Comment Regarding the Proposed Strawn Road Rezoning**

Submitted by:  
Randall Stauffer  
Nearby Resident

Members of the Planning & Zoning Commission and Board of Commissioners,

Thank you for the opportunity to submit these comments regarding the proposed rezoning application.

Over the past several months I have attended the neighborhood meeting, spoken directly with the applicant, corresponded with Planning & Zoning staff, and reviewed publicly available planning documents related to both this application and the broader planning efforts affecting the Strawn Road corridor.

I appreciate the time staff has invested in answering my questions throughout this process. Those conversations have helped me better understand both the current application and the County's planning process.

To distinguish between observed conditions and broader planning considerations, I have organized these comments into two sections. **Part I** summarizes existing conditions and off-site impacts I have personally observed while living near the proposed development. **Part II** discusses the broader planning questions those observations have led me to consider.

## **Part I — Existing Conditions and Observed Off-Site Impacts**

The observations below are conditions I have personally experienced or observed during approximately the past two years. They are offered to provide context regarding the existing character and functioning of the area rather than to predict the specific impacts of this application.

### **Traffic and Road Conditions**

Over the past two years, I have observed measurable changes in both the condition and operation of the residential portion of Strawn Road that I believe provide useful context when considering future development within the corridor.

The gravel portion of Strawn Road, particularly between the residential section and Mann Road via Mountain Top Road, has deteriorated more rapidly than I previously experienced. Although I cannot definitively establish the cause, the accelerated deterioration appears to coincide with increased nonresidential traffic, including commercial flatbed trucks and semi-trucks using the roadway despite existing truck-restriction signage.

On multiple occasions, semi-trucks have become stuck after sliding into roadside drainage ditches, blocking the roadway and requiring towing assistance. During one such incident, I contacted law enforcement and was informed the matter had already been reported and transferred because it involved a vehicle collision.

Much of the gravel roadway is bordered by steep shoulder drop-offs, elevated embankments, and drainage ditches. At several curves and constriction points, even two standard-sized vehicles have difficulty passing safely. In my experience, two-way passage is not reasonably possible at those locations when one vehicle is a semi-truck or similarly sized commercial vehicle.

When a large commercial vehicle becomes stalled, the roadway offers little opportunity for other vehicles to pass or turn around unless a private driveway is available. Drivers may be required to wait for the obstruction to clear or reverse considerable distances to reach another point of access.

I also observed three occasions during the past year when stopped trains blocked the Strawn Road railroad crossing for extended periods. During these events, traffic associated with Jason Industrial Parkway appeared to divert through the residential portion of Strawn Road toward alternate crossings, including Conners Road.

Because the Strawn Road, Mann Road, and Polk Road crossings are all subject to regular train activity, these events can significantly reduce available access routes and increase traffic on nearby residential roads.

**These conditions suggest that transportation impacts within the corridor extend beyond the proposed site itself and may warrant consideration alongside future development.**

## **Noise**

Over the past year, I have observed an increase in industrial activity occurring outside what many residents would consider normal business hours, including weekends, early mornings before approximately 6:00 a.m., and evenings after approximately 8:00 p.m.

Examples have included heavy equipment operation, persistent backup alarms, dock-plate impacts, loud material handling, and repeated crashes or booms.

Twice during the past year, I experienced particularly loud impacts between approximately 8:00 p.m. and 11:00 p.m. that were strong enough to noticeably shake my home. Although I cannot identify the precise source, the sounds appeared to originate from the direction of Jason Industrial Parkway.

Several nearby residents have independently expressed similar concerns regarding persistent industrial noise. One resident stated that the cumulative disturbance had substantially affected their ability to enjoy their property and had become a significant factor in their decision to relocate.

**Collectively, these observations suggest that existing industrial activity is already perceptible from nearby residences and may provide useful context when evaluating future compatibility.**

## **Lighting**

Lighting from the existing industrial area becomes substantially more noticeable during the months when leaves have fallen from the surrounding tree canopy.

The proposed placement of parking areas and building faces closer to nearby residential properties raises additional questions regarding light spillover. Homes along Strawn Road sit at varying elevations

relative to the proposed development, potentially complicating efforts to shield lighting effectively while meeting operational and safety requirements.

**The relationship between site elevation, building orientation, and lighting design may therefore deserve careful consideration during site planning.**

## **Stormwater and Drainage**

The residential portion of Strawn Road lacks public stormwater infrastructure and sewer service. Residents therefore manage many drainage conditions affecting their individual properties.

Substantial increases in impervious surface area may alter the volume, timing, or direction of runoff leaving a developed site. Because drainage follows natural topography rather than property boundaries, downstream effects may extend beyond the development itself.

**Careful evaluation of these drainage patterns, along with responsibility for mitigating unintended downstream impacts, appears particularly important where development occurs adjacent to existing residential properties.**

## **Buffers**

Mature vegetation generally provides a more effective and visually appropriate transition between industrial and residential properties than newly installed landscaping alone. However, I have observed noticeable deterioration within portions of the existing natural buffer during the past two years.

Advancing wisteria and kudzu have reduced canopy coverage in several locations, and portions of the pine stand appear to have experienced mortality consistent with borer-beetle damage. These conditions already exist within the surrounding landscape and could also affect newly established vegetative buffers over time.

My concern is not the preservation of every individual tree, but whether buffers intended to protect adjoining residential properties will continue to function effectively as vegetation changes, invasive species advance, mature trees decline, and canopy gaps naturally develop.

**Long-term effectiveness may therefore depend not only on initial installation, but also on continued maintenance and the ongoing health of the vegetative screen.**

## **Part II — Broader Planning Considerations**

The observations above describe existing conditions. They also led me to a broader planning question that I believe is appropriate to consider during the evaluation of this application.

**Does the long-term vision for the Strawn Road corridor continue to align with the physical characteristics of the corridor itself?**

## **Compatibility Beyond Adjacent Zoning**

Compatibility is often discussed in terms of adjacent zoning classifications and permitted land uses. While those considerations are important, I believe compatibility also includes the physical character of the landscape.

This portion of the Strawn Road corridor contains steep topography, mature forest cover, drainage features, railroad crossings, narrow local roads, and established residential properties that together create conditions distinct from those found within the existing industrial park.

Individual development proposals may be capable of engineering solutions to many of these challenges.

**My question is not whether such solutions are technically feasible.**

Rather, it is whether the corridor as a whole continues to support the long-term vision reflected in the Comprehensive Plan without requiring increasingly extensive grading, blasting, drainage modification, and site alteration as development expands from parcel to parcel.

If some properties ultimately prove substantially more difficult to develop than others because of the characteristics of the land itself, the resulting pattern of development may become more fragmented than the cohesive corridor envisioned.

The anticipated Comprehensive Plan update presents an opportunity to revisit these broader questions as conditions continue to evolve. Communities, infrastructure, and economic priorities naturally change over time. The landscape changes much more slowly.

**For that reason, I hope future planning efforts continue evaluating whether the County's long-term vision for the corridor remains aligned with its enduring physical characteristics.**

## **Cumulative Impacts**

Winston Industrial Pkwy, Jason Industrial Pkwy, Stream Data Centers Campus, and nearby commercial properties along Hwy 78, areas within the current industrial/commercial zoning, are concurrently under construction, altering sites, or anticipating significant development.

Transportation, stormwater, utilities, emergency access, lighting, buffering, and other infrastructure function as interconnected systems rather than independent components. While each development may satisfy applicable standards individually, the combined effect of multiple projects may gradually create conditions that differ substantially from those anticipated when long-range planning decisions were originally made.

I recognize that cumulative impacts often extend beyond the scope of any individual rezoning application. Even so, I believe they remain an appropriate planning consideration because surrounding communities experience growth collectively rather than one parcel at a time.

## **Closing Thoughts**

These comments should not be interpreted as opposition to economic development or criticism of this particular applicant. Rather, they reflect planning questions that I believe are worth considering as Douglas County continues balancing economic opportunity with responsible long-term stewardship of the Strawn Road corridor.



Growth inevitably shapes the communities in which it occurs. My hope is that each decision contributes not only to successful individual projects, but also to a corridor that remains functional, coherent, and compatible with both its landscape and the people who already live there.

Thank you for your time and thoughtful consideration of these comments.

Respectfully,

Randall Stauffer

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

|                                                     |                                                               |
|-----------------------------------------------------|---------------------------------------------------------------|
| <b>Application Number</b>                           | S2026-56                                                      |
| <b>Applicant Name</b>                               | Eshton Githere & Carolyn Macharia                             |
| <b>Property Owner Name</b>                          | Eshton Githere & Carolyn Macharia                             |
| <b>Property Address</b>                             | 6123 Lancelot Ln, Douglasville, GA 30135                      |
| <b>Land Lot, District, Section, Parcel</b>          | Land Lot: 0063; District: 02; Section: 5;<br>Parcel: 0137     |
| <b>Current Zoning</b>                               | R-LD, Residential, Low-Density                                |
| <b>Future Land Use Classification</b>               | Suburban Living                                               |
| <b>Character Area Classification</b>                | Traditional Neighborhood                                      |
| <b>Request</b>                                      | Request for a Special Use Permit to Allow a Short-Term Rental |
| <b>Associated Future Land Use Map Amendment</b>     | N/A                                                           |
| <b>Size (in acres)</b>                              | 0.35 acres                                                    |
| <b>Commissioner District</b>                        | 3                                                             |
| <b>Subject to an HOA, POA, or similar?</b>          | Yes; Ivy Green Homeowner's Association                        |
| <b>Proposed Use</b>                                 | Short-Term Rental                                             |
| <b>Recommendation on Special Use Permit Request</b> | Approval                                                      |
| <b>Meeting Date</b>                                 | August 4, 2026                                                |

**Relevant Code Sections:**

| <b>Article</b> | <b>Section</b> | <b>Description</b>                             |
|----------------|----------------|------------------------------------------------|
| 3              | 318            | Regulations Controlling for Short-Term Lodging |

**Prior Zoning Actions:**

| <b>Year</b> | <b>Case #</b> | <b>Summary of Action</b> |
|-------------|---------------|--------------------------|
| N/A         | N/A           | N/A                      |

**Special Use Permit Criteria Analysis:**

| <b>Number</b> | <b>Special Use Permit Criteria</b>                                                                                                            | <b>Supports Requested Use</b> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 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 a short-term rental without modification of the existing single-family detached structure.

##### **Existing Conditions:**

A single-family detached home is sited. The property is within the Ivy Green neighborhood and subject to a Homeowner's Association.

##### **Planning Concerns:**

A short-term rental is not meant to change the primary nature of the lot to be for single-family detached residential uses. Provided that the nature of the short-term rental remains accessory to the principal use and is not obtrusive, does not generate off-site impacts, and is not immediately identifiable from the exterior of the home, the integrity of the principal use will not be changed.

#### **Recommendation and Findings: Special Use Permit to Allow a Short-Term Rental**

Staff is recommending **approval** of the Special Use Permit request based upon the following 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.

##### **Directive to Staff:**

The Planning and Zoning Department is directed to conduct an administrative review of the property during the 1-year anniversary month of this approval and to investigate if the use is not established; the property is not in full compliance with the Douglas County Unified

Development Code; and/ or all of the conditions of approval. If the use is not in compliance, staff will refer this case to Douglas County Code Enforcement for additional action.

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

**Technical Impact Statements (Attachments)**

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

**Attachments**

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

# DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezonings and Variances

## TRANSPORTATION PLANNER

### Recommendation Summary

CASE NUMBER: S2026-56

DATE OF MEETING: August 4, 2026

---

This site is located at #6123 Lancelot Ln. Lancelot Ln is a Local Street on the County's Transportation and Thoroughfare Plan Map, with posted speed limits of 25 MPH. The Right-Of-Way width along Lancelot Ln is 50 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. Douglas County Department of Transportation takes no exceptions to the applicant's request.

#### Traffic Information

There is no current traffic data along this roadway

# DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

## WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☐ Rezoning

☐ Variance

CASE NUMBER: S2025-56

DATE OF MEETING: August 4, 2026

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### WATER

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

### SEWER

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

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

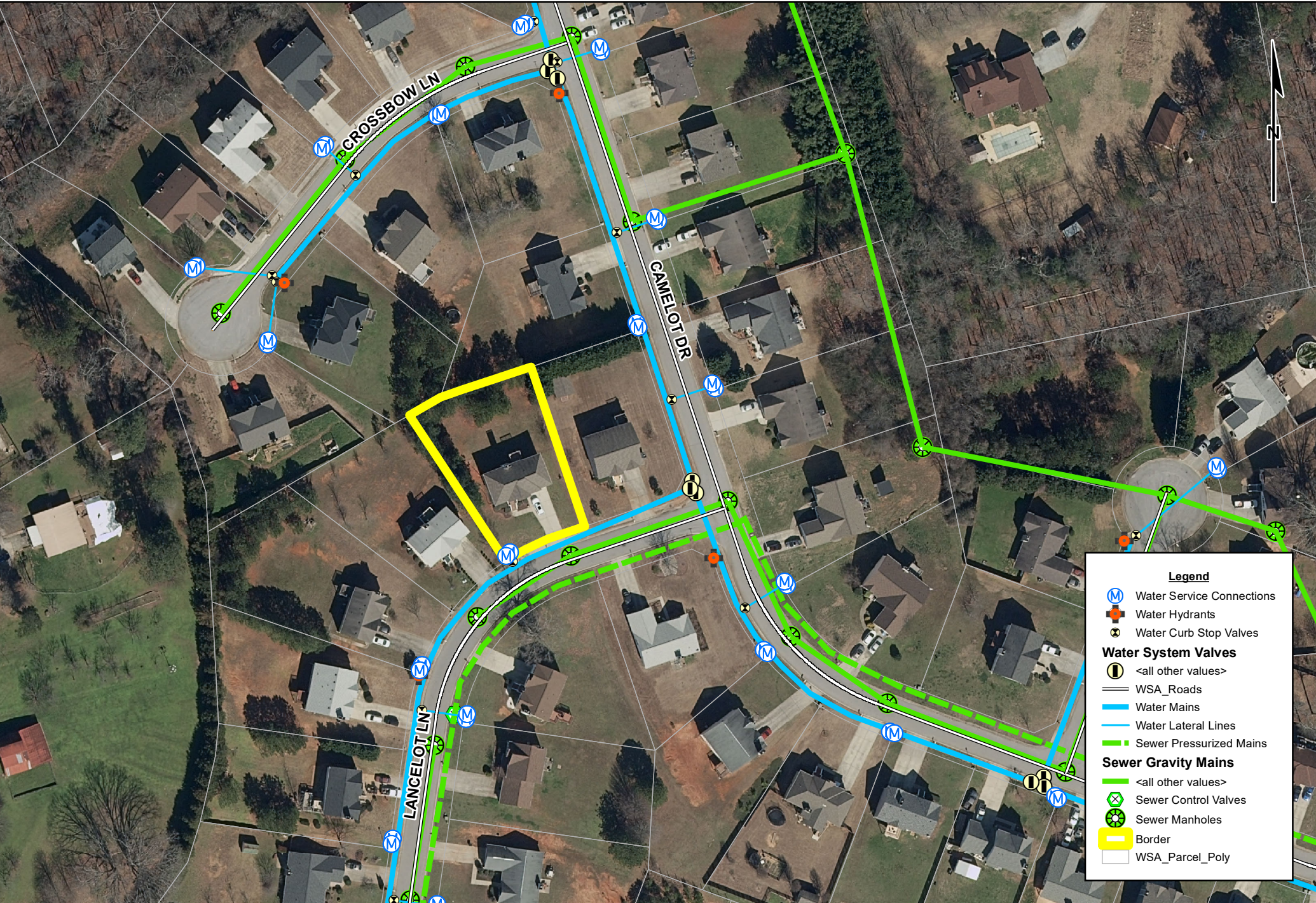
**11. Stormwater Concerns:**

**12. Additional Remarks:**

No Objection

Prepared by: Diana Johnson

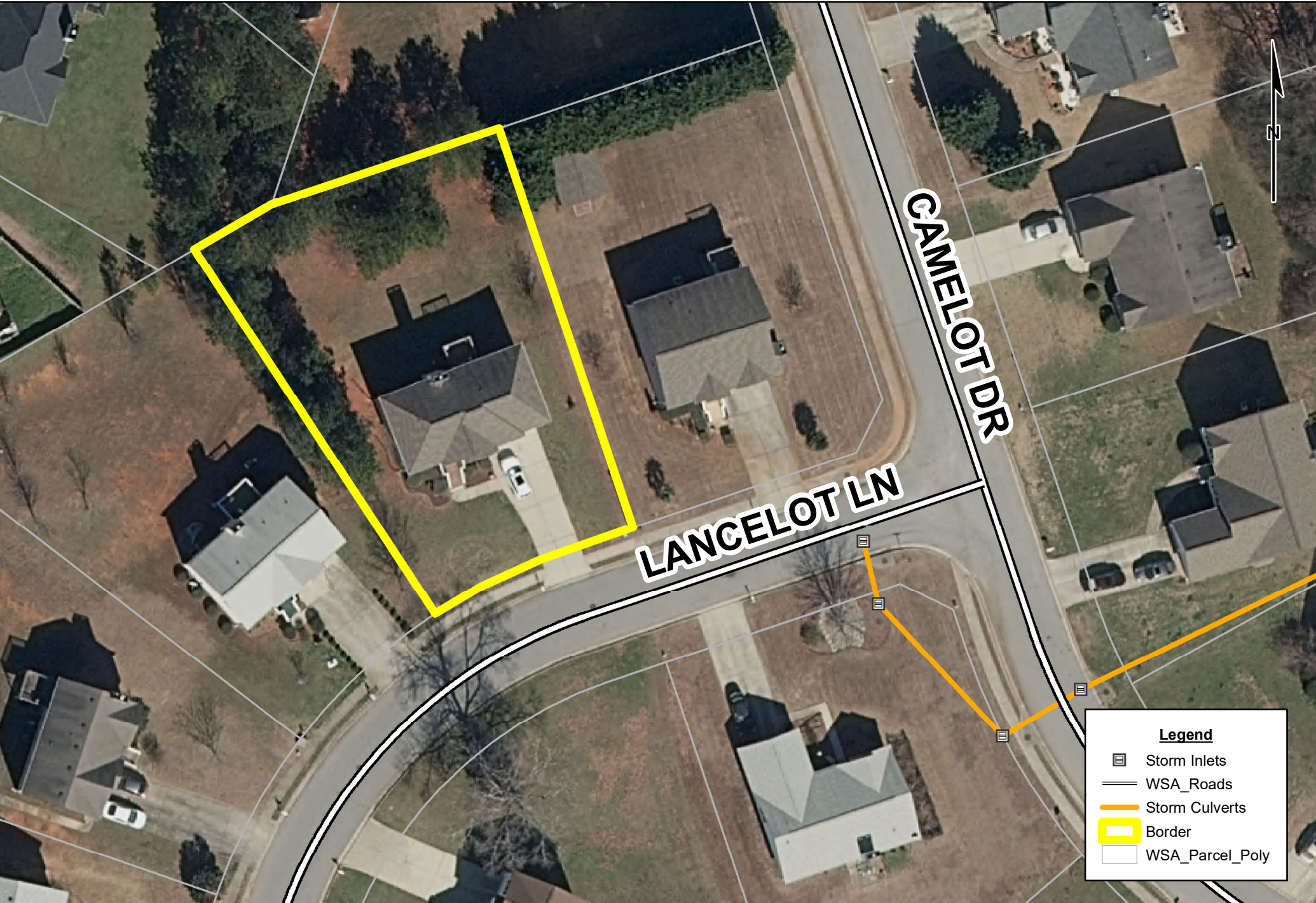




Applicant: Eshton Githere and carolyn Macharia  
Location: 6123 Lancelot LN Douglasville, GA 30135  
Land Lot: Lot: 63 Dist: 2 Sect: 5 Parcel: 00630250137  
Lot Size: Acres:  
Case #: S2026-56

DDCWSA Impact Study Map





Applicant: Eshton Githere and carolyn Macharia  
Location: 6123 Lancelot LN Douglasville, GA 30135  
Land Lot: Lot: 63 Dist: 2 Sect: 5 Parcel: 00630250137  
Lot Size: Acres:  
Case #: S2026-56

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: 22076-56    DATE OF MEETING: \_\_\_\_\_

| Fire Responding Unit           | Located at Station# | Estimated Response Time in Minutes* | Approximate Distance in Miles |
|--------------------------------|---------------------|-------------------------------------|-------------------------------|
| Fire Engine                    | 3                   | 6                                   | 3.1                           |
| Advanced Life Support EMS Unit | 3                   | 6                                   | 3.1                           |
| Aerial Fire Apparatus          | 10                  | 15                                  | 6.2                           |

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: \_\_\_\_\_ Feet Intervals

Water Flow Data Required?    Yes \_\_\_\_\_    NO \_\_\_\_\_

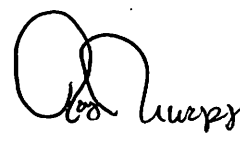
(Supplemental water supplies and hydrants may be required based on specific features of proposed development)

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

May require NFPA 13R Sprinkler & NFPA 72 Fire Alarm

**Comments:**

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

 7/13/26



**Douglas County Sheriff's Office**

**Impact Response – Special Use Permits, Rezoning, and Variances**

Case #: 52026-56

Prepared by: Colonel Doug Oliver

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**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:**

ESHTAN G.I. + here S2026-S6  
6123 LAURELOT LN.  
Douglasville, GA

going Residential -  
Request - Short term Rental

**Concerns/ observation:**

Suggest Good Records to be  
maintained for Public Safety Reasons  
listing pertinent info.

# 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: Eshton Githere & Carolyn Macharia Case No. S2026.56 Meeting Date: 8.4.26

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☒ NO

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

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

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

None.

5. Additional comments by the Engineering Department:

None.

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

No.

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

No.

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

**CODE ENFORCEMENT**

**REQUEST FOR:**    ☒ Special Use Permit    ☐ Rezoning    ☐ Variance

**CASE NUMBER:** Z2026-56      **DATE OF MEETING:** August 4, 2026\_

**PROPOSED ZONING:** \_\_\_\_\_ **CURRENT ZONING:** R-LD

**OWNER'S NAME:** Eshton Githere and Caroly Macharia

**MAILING ADDRESS:** 6123 Lancelot Ln, Douglasville GA 30135

**LOCATION OF PROPERTY:** 6123 Lancelot Ln, Douglasville, GA 30135

**LAND LOT:** 63 **DISTRICT:** 2 **SECTION:** 5 **PARCEL:** 137

**NATURE OF VIOLATION(S):** None

**PHOTOS ATTACHED:**    ☐ YES            ☒ NO

**COURT ACTION:**

No

**COURT ORDER:**

No

**ADDITIONAL COMMENTS:**

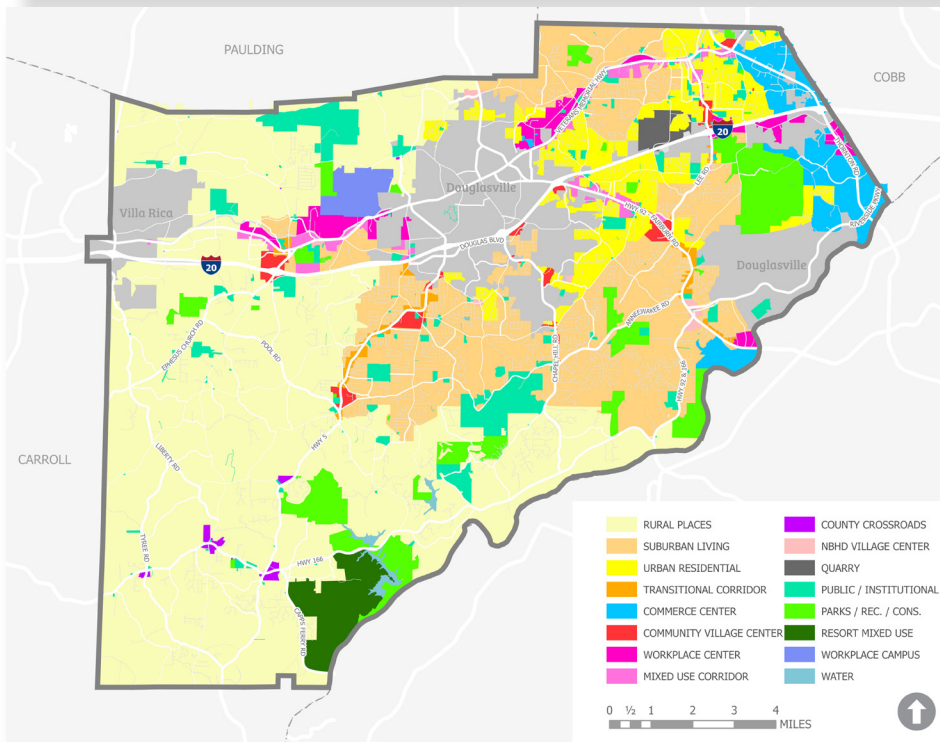




Lancelot Ln

Camelot Dr

## Suburban Living



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

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

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

### *Primary Land Uses:*

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

### *Community Facilities:*

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

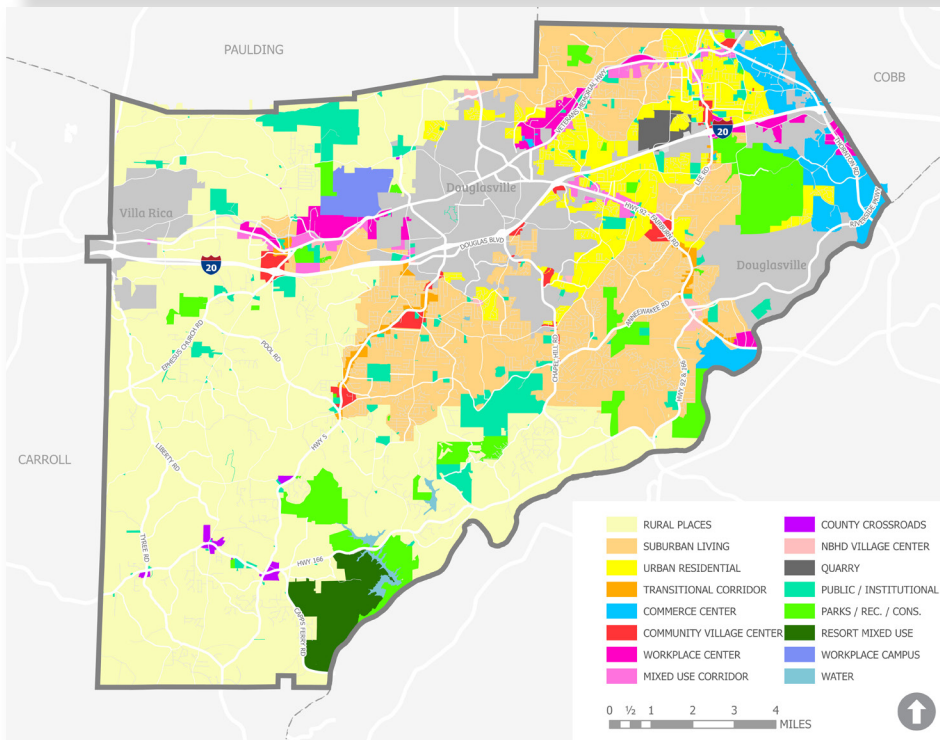
### *Master Planned Developments:*

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

### *Appropriate Zoning Districts:*

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

## Suburban Living



## Character Areas:

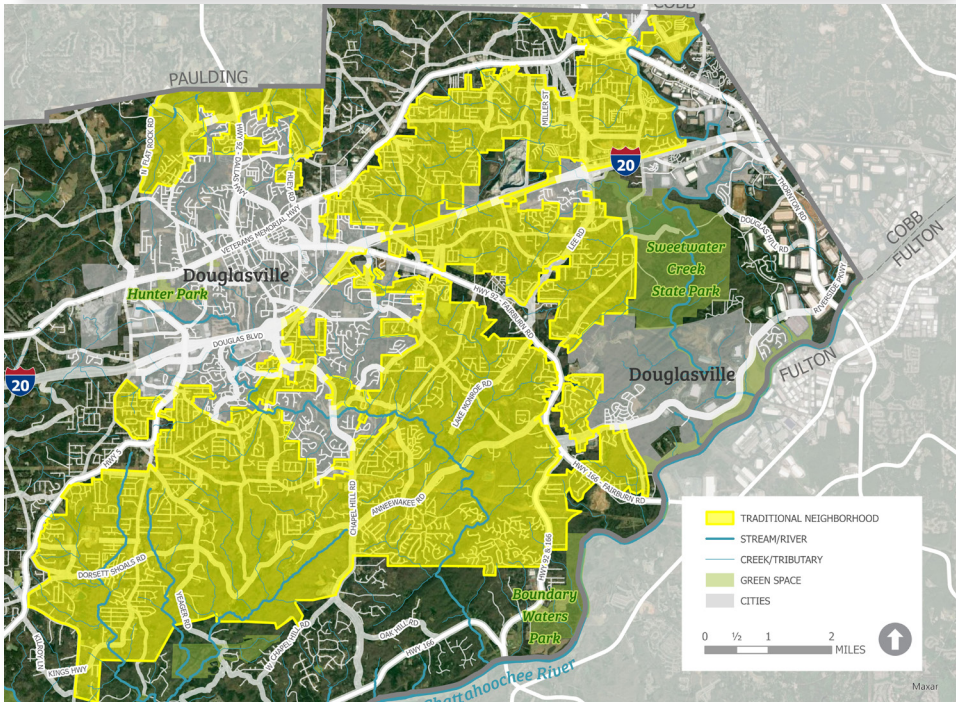
- Traditional Neighborhood\*
- Byway Reserve\*
- Rural Reserve
- Winston
- Fairburn-Lee Corridor

## Policies and Implementation Strategies:

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



## Traditional Neighborhood



## Traditional Neighborhood

### Description

The Traditional Neighborhoods are communities that support high quality suburban lifestyles. These areas predominantly have single family neighborhoods and neighborhood-serving shopping centers. There is widespread access to water and sewer infrastructure and relatively good access to automobile transportation opportunities. Some areas are limited for development due to environmentally sensitive conditions, including granite deposits, topography, and watershed protection restrictions.

Neighborhood development patterns reflect a diversity of ages, styles, and materials. The predominant development pattern is single-family residential, with limited nodes of non-residential development that serve neighborhood needs. Non-residential development most appropriate to these areas include schools, religious institutions, small-to medium-sized commercial centers, parks, and cultural opportunities. Large commercial centers, office or industrial development are not appropriate for this character area. Higher density residential uses are appropriate in transitional areas along major corridors.

New development should incorporate high quality materials and reflect design and landscape considerations appropriate to the context of the neighborhood it serves. An emphasis on context appropriate development that considers the historic time period and appropriate materials of adjacent development is preferred. Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

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

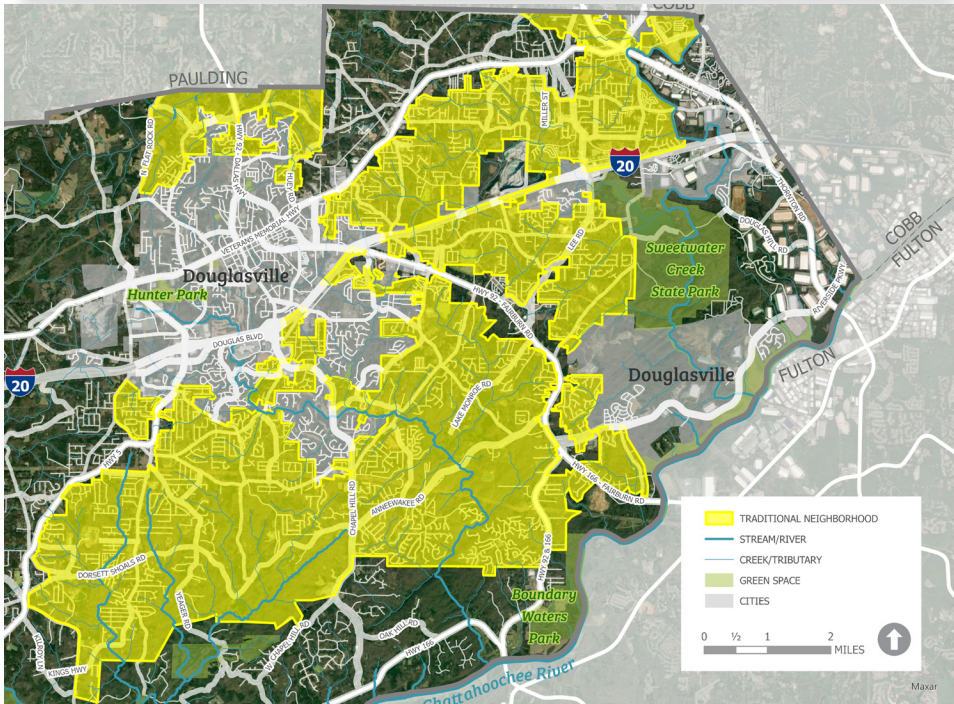
### ***Parks, Open Space + Trails Guidance***

The Traditional Neighborhood character area is well-served by community parks (see Map on page 133 in the Parks, Open Space, and Trails chapter); however, the creation of additional parks and recreation spaces is encouraged.

### ***Housing Guidance***

- Single Family Low Density
- Single Family Medium Density
- Single Family High Density (limited)
- Cottage Court (limited)
- Du/Tri/Quadplex (limited)
- Townhomes (limited)
- Multi-Family Garden Style (limited)
- Residential Mixed Use (limited)
- Accessory Dwelling Unit (ADU)

## Traditional Neighborhood



### Current Character

- A mix of historic and newer suburban-style residential neighborhoods
- Some smaller shopping centers and strip commercial along corridors
- Multiple creek systems present, such as the Anneewakee, Gothards, Little Bear, and Sweetwater Creeks
- Barriers to Future Development
- Granite/Gneiss and some bands of quartzite
- Flood zones from various creek systems
- Some protected watershed regulations around Baldwin Bear Creek Watershed

### Other Considerations:

While single-family residential is the predominant housing type, increasing housing diversity is encouraged because of the level of infrastructure available. Higher density housing will be limited to corridors.

### Compatible Zoning Districts for Future Rezoning

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

### Future Land Use Changes Can Be:

- Suburban Living\*
- Urban Residential\*
- Rural Places
- Neighborhood Village Center
- Community Village Center
- Transitional Corridor
- Mixed Use Corridor
- Public/Institutional
- Transportation/Communication/ Utilities
- Parks/Recreation Conservation

\* Predominant Land Use(s)

**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:  
Address:  
More Fully Described:  
Parcel ID:  
Acreage:  
Use:

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:

Conditions:

Adopted and effective this [DATE], 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



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

|                                                 |                                                                                                                                                        |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b>                       | Z2026-58/ S2026-59                                                                                                                                     |
| <b>Applicant Name</b>                           | Axis Acquisitions, LLC                                                                                                                                 |
| <b>Property Owner Name</b>                      | Peyton Stallings                                                                                                                                       |
| <b>Property Address</b>                         | 1340 N County Line Rd, Lithia Springs, GA 30122                                                                                                        |
| <b>Land Lot, District, Section, Parcel</b>      | Land Lot: 0664; District: 18; Section: 2; Parcel: 0019; Parcel ID: 0664-182-0019                                                                       |
| <b>Current Zoning</b>                           | PUD-C, Planned Unit Development with Conditions                                                                                                        |
| <b>Future Land Use Classification</b>           | Urban Residential                                                                                                                                      |
| <b>Character Area Classification</b>            | Traditional Neighborhood                                                                                                                               |
| <b>Request</b>                                  | Request for a Rezoning from PUD-C, Planned Unit Development with Conditions, to LI, Light Industrial and a Special Use Permit to Allow Outdoor Storage |
| <b>Associated Future Land Use Map Amendment</b> | N/A                                                                                                                                                    |
| <b>Size (in acres)</b>                          | 3.603 acres                                                                                                                                            |
| <b>Commissioner District</b>                    | 1                                                                                                                                                      |
| <b>Subject to an HOA, POA, or similar?</b>      | N/A                                                                                                                                                    |
| <b>Proposed Use</b>                             | Contractor's Office with Outdoor Storage                                                                                                               |
| <b>Recommendation on Rezoning Request</b>       | Approval with Conditions                                                                                                                               |
| <b>Meeting Date</b>                             | August 4, 2026                                                                                                                                         |

**Relevant Code Sections:**

| <b>Article</b> | <b>Section</b> | <b>Description</b>                                                         |
|----------------|----------------|----------------------------------------------------------------------------|
| 3              | 305(b)         | Regulations Controlling for Outdoor Storage in Industrial Zoning Districts |

**Prior Zoning Actions:**

| <b>Year</b> | <b>Case #</b> | <b>Summary of Action</b>                                                                                                                                                                                                                                                                                               |
|-------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1985        | Z1985-44      | Rezoning from C-3 to M-2 for a concrete manufacturing facility                                                                                                                                                                                                                                                         |
| 2001        | Z2001-67      | Rezoning to PUD-C, Planned Unit Development with Conditions, that would eventually become the Groover's Lake development; this property was included in the site plan that binds the development; the record is ambiguous as to whether or not the subject lot was intended to be included within the rezoning request |

**Rezoning Criteria Analysis:**

| <b>Number</b> | <b>Rezoning Criteria</b>                                                                               | <b>Supports Requested Use</b> |
|---------------|--------------------------------------------------------------------------------------------------------|-------------------------------|
| 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                    |
| 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                    |
| 9.     | Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size,                                                                          | Yes                    |

|  |                                                                                |  |
|--|--------------------------------------------------------------------------------|--|
|  | <b>or location of buildings or other structures on neighboring properties?</b> |  |
|--|--------------------------------------------------------------------------------|--|

## **Rezoning and Special Use Permit Criteria Discussion:**

### **Summary of Proposal:**

The applicant is requesting a rezoning from PUD-C to LI, Light Industrial, to sever the connection that the subject site may have had with the current Groover's Lake development, a residential PUD. A Special Use Permit is requested to legally entitle the property for the Outdoor Storage use historically observed on the site.

### **Existing Conditions:**

A 5,226 sq. ft. warehouse-office building built in 1987 is sited on the property with accessory, nonresidential buildings constructed.

Outdoor storage has been an observed use on the property since at least 1993 per available historic aerials.

The property is across the street from the ongoing quarry operations. The quarry operations could continue operation for a period of time at or exceeding 5 – 10 years.

The Groover's Lake development has not developed to its full potential, but this may be owed to environmental concerns such as subsurface granite, state waters, and the like. At present, the lot does not abut residential development.

### **Planning Concerns:**

In 2010, an amendment to the Unified Development Code was made to require a Special Use Permit in Commercial and Industrial zoning districts, and that requirement has remained until present day. The use on the property as a contractor's office with outdoor storage has not ceased for a period of 6 months or greater, so the use was permitted to continue as a nonconforming use.

Entitling the Outdoor Storage use would establish a clear record of approval and allow the applicants to bring the outdoor storage of equipment or material up to the current standard in the Unified Development Code to provide for screening, observe setbacks, provide additional landscaping at the front of the development, provide for additional roadway improvements as applicable, provide for additional buffering as applicable (such as if state waters were present on the property, and provide a plan for emergency vehicle access.

In short, the property was rezoned to an industrial designation in 1985 and has subsequently been used in that way to the present day without interruption. An entitling of the outdoor storage use is recommended to establish a clear record and to bring the site into compliance with current codes.

### **Recommendation and Findings: Rezoning from PUD-C to LI, Light Industrial**

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

1. The rezoning will not represent an incompatible zoning district for this section of N County Line Rd.
2. The rezoning and special use will not adversely affect the public health, safety, or welfare.

### **Recommendation and Findings: Special Use Permit to Allow Outdoor Storage**

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

1. The special use permit would entitle the historic outdoor storage use on the property and bring the site up to current Douglas County standards.
2. The special use permit will not adversely affect the public health, safety, or welfare.

**Conditions:**

Staff is recommending the following **conditions**:

1. The applicant shall prepare a site plan that adequately defines the limits of the Outdoor Storage area subject to side and rear setbacks of 25'. All outstanding agency impact review comments as well as additional comments discussed at the Development Review Committee on July 8<sup>th</sup>, 2026 included as a part of this staff report shall be incorporated.
2. An opaque, imitation-wood vinyl, polymer or composite-based material fence shall be used to screen the limits of the Outdoor Storage from the right-of-way of N County Line Rd. A landscape plan shall be submitted and shall include a 10' landscape strip adjacent to N County Line Rd to include a minimum of 1 tree unit and 10 shrubs required for every 60 linear feet of road frontage. Sufficiency of screening shall be at the discretion of the Douglas County Arborist.

**Directive to Staff:**

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

The Planning and Zoning Department is directed to conduct an administrative review of the property after the elapse of 24 months from the date of approval. If the use is not vested in accordance with Section 1211 of the Unified Development Code, staff may return this case to the Planning and Zoning Board and Board of Commissioners to initiate a zoning change to revert the property to the previously zoned condition. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A 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: Z2026-58 & S2026-59

DATE OF MEETING: August 4, 2026

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This site is located at #1340 N County Line Rd. N County Line Rd is a Minor Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with posted speed limits of 35 MPH. The Right-Of-Way width along N County Line Rd is 40 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. There may be minor improvements required along the property frontage to bring the parcel in compliance with current UDC Code. Details will be discussed during DRC committee meetings.
2. The proposed development will have very little additional impact on traffic in the immediate area.

#### Existing Traffic Volume

N County Line Rd ADT: (2022) – 2,014 (2023) – 2,857 (2025) – 2,952



# DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

## WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☒ Rezoning

☐ Variance

CASE NUMBER: Z2026-58/S2026-59

DATE OF MEETING: August 4, 2026

---

### WATER

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

### SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?  
Yes, 8" sewer in Alix Way; 1000 feet
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF \_\_\_\_\_ PEAK \_\_\_\_\_
4. Treatment Plant: Sweetwater Creek WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?  
N/A
9. Have the development plans been approved by the water and sewer authority?  
No plans have been submitted.

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

**11. Stormwater Concerns:**

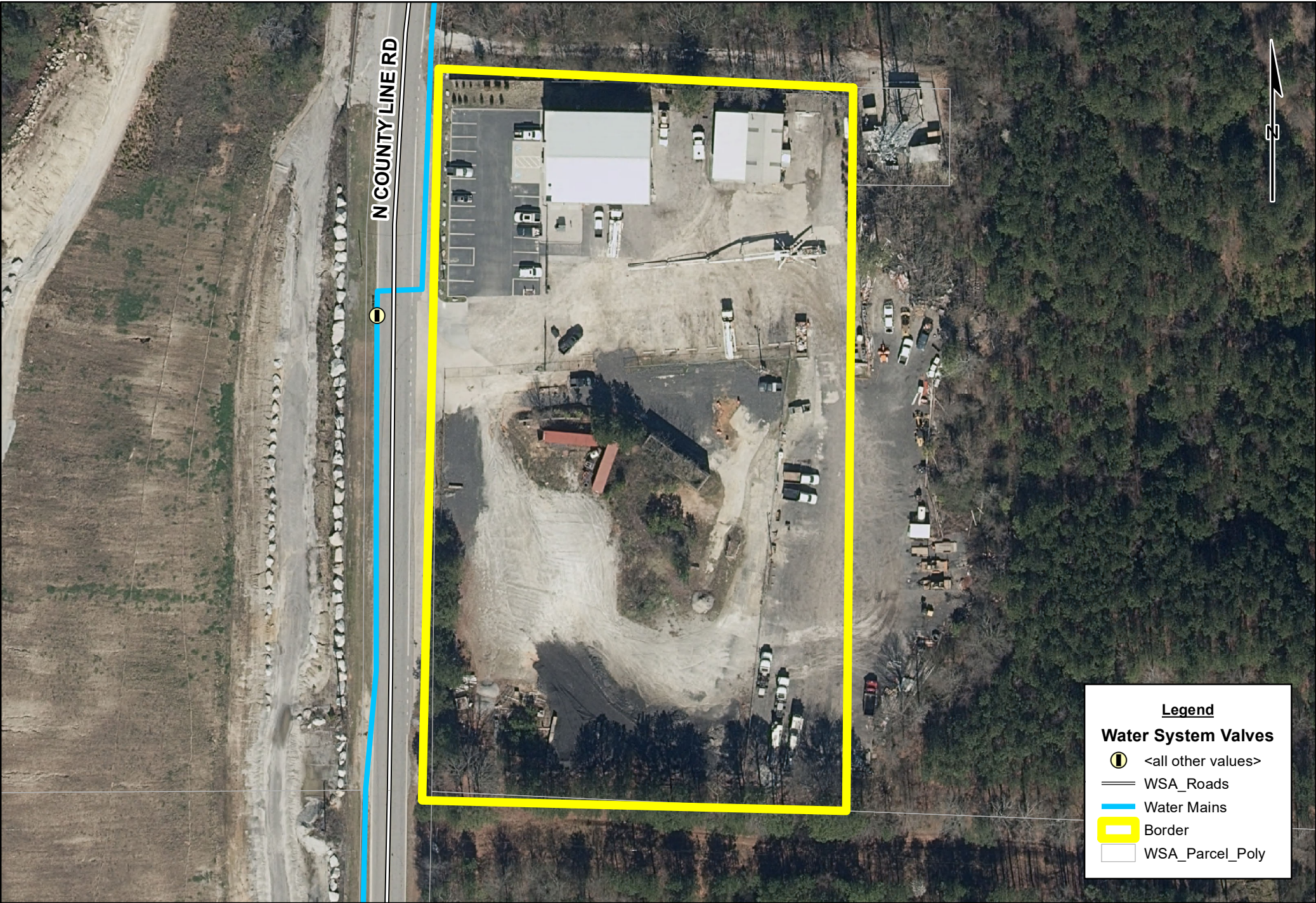
State waters may be present on property. Floodplain on the property. Property in the Sweetwater Creek Basin and tributary to Sparks Reservoir. A 100-foot undisturbed stream buffer and a 50-foot impervious setback would apply.

**12. Additional Remarks:**

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

Prepared by: Diana Johnson





Applicant: Axis Acquisitions LLC  
Location: 1340 N County Line Rd Douglasville, GA 30134  
Land Lot Lot: Dist: Sect: Parcel: 06641820019  
Lot Size: Acres: 3.6  
Case #: S2026-59

DDCWSA Impact Study Map







**Legend**

- WSA\_Roads
- Storm Open Drains
- Border
- WSA\_Parcel\_Poly

Applicant: Axis Acquisitions LLC  
 Location: 1340 N County Line Rd Douglasville, GA 30134  
 Land Lot Lot: Dist: Sect: Parcel: 06641820019  
 Lot Size: Acres: 3.6  
 Case #: S2026-59

# DDCWSA Impact Study Map





# DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

## Impact Study for Special Use Permits, Rezoning and Variances

### FIRE DEPARTMENT

REQUEST FOR: ☐ Special Use Permit ☒ Rezoning ☐ Variance

CASE NUMBER: 2026-58 DATE OF MEETING: \_\_\_\_\_

| Fire Responding Unit           | Located at Station# | Estimated Response Time in Minutes* | Approximate Distance in Miles |
|--------------------------------|---------------------|-------------------------------------|-------------------------------|
| Fire Engine                    | 9                   | 9                                   | 3.4                           |
| Advanced Life Support EMS Unit | 9                   | 9                                   | 3.4                           |
| Aerial Fire Apparatus          | 9                   | 9                                   | 3.4                           |

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: \_\_\_\_\_ Feet Intervals

Water Flow Data Required? Yes \_\_\_\_\_ NO \_\_\_\_\_

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

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

#### Comments:

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

*[Signature]*  
7/13/26

## Douglas County Sheriff's Office

### Impact Response – Special Use Permits, Rezoning, and Variances

Case #: S 2026-59

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:

AXIS Application 52026-59  
1340 N. County Line Road  
Douglasville, GA  
Currently: Contractor YARD  
Proposed: construction, transportation  
Forestry Machinery Leasing / Rental  
re-zoning - Light Industrial

### Concerns/ observation:

Suggest CAMERAS & Fencing & Alarm  
Used to deter thefts.

N County Line Rd





NOTES TO TITLE EXCEPTIONS AS APPEARING IN SCHEDULE B, PART II OF THAT  
CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY XXXX TITLE INSURANCE  
COMPANY, COMMITMENT NUMBER XXXXX, DATED XXXX XX, XXXX.

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN GEORGIA LAND LOT  
xxx, DISTRICT xx, SECTION xx, CITY OF xxx, xxxx COUNTY, AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT xxxx, WHICH IS THE POINT OF BEGINNING;

THENCE xxxx, WHICH IS THE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS xx.xxx ACRES AND IS DEPICTED ON THAT ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED xxxx xx, xxxx.

PURSUANT TO ALTA TABLE "A", ITEM 20.

POTENTIAL ENCROACHMENTS OVER BOUNDARY LINES:

- A** -OVERHEAD POWER SERVING ADJACENT PROPERTY(IES) CROSSING SUBJECT TRACT
- B** -SUBJECT LIGHT POLE 2.1' EAST OF EASTERN  $\mathcal{R}$
- C** -SUBJECT LIGHT POLE 9.2' EAST OF EASTERN  $\mathcal{R}$
- D** -SUBJECT FENCE 9.8' EAST OF EASTERN  $\mathcal{R}$

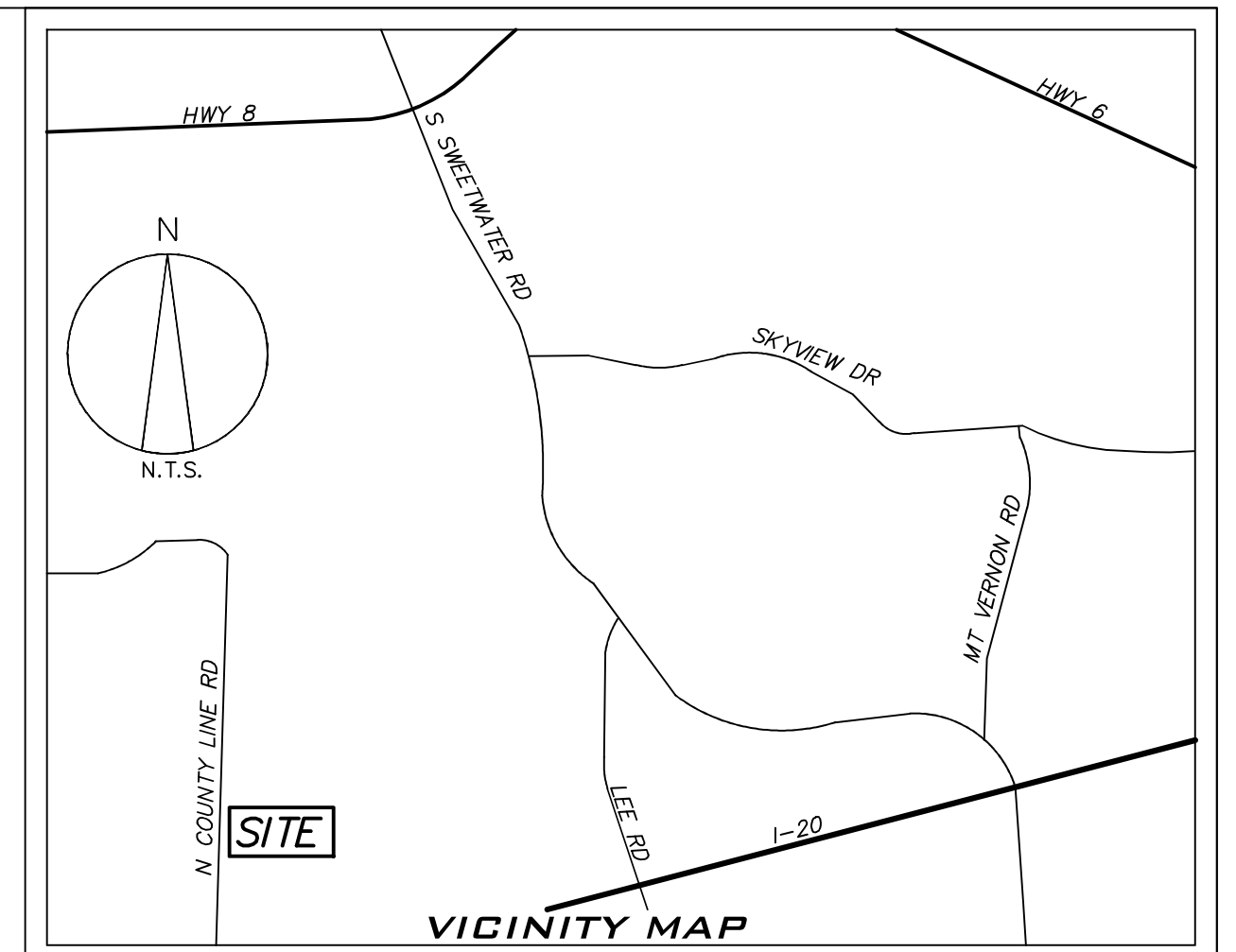
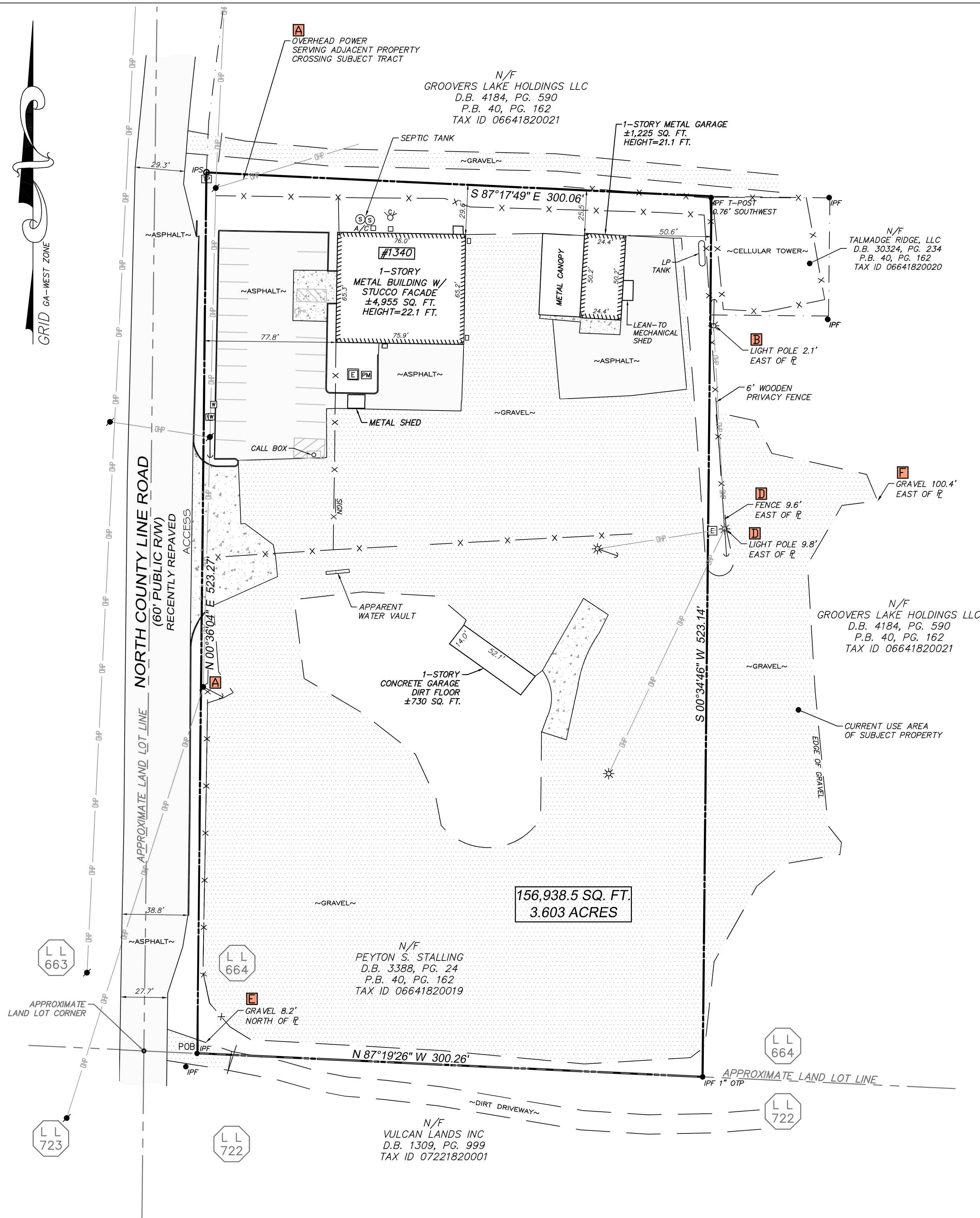
POTENTIAL ENCROACHMENTS INTO R/W AND EASEMENTS:  
NONE APPARENT

POTENTIAL ENCROACHMENTS INTO BUILDING SETBACKS:  
UNKNOWN

PHYSICAL ACCESS WITHOUT EASEMENTS:

- F** -GRAVEL DRIVEWAY 8.2' NORTH OF SOUTHERN  $\mathcal{P}$   
 USE OF ADJOINING PARCELS BY SUBJECT PROPERTY:  
**F** -GRAVEL 100.4' EAST OF EASTERN  $\mathcal{P}$

|   |                          |        |                            |    |                            |
|---|--------------------------|--------|----------------------------|----|----------------------------|
| — | PROPERTY LINE            | INV    | INVERT ELEVATION           | GS | GAS METER                  |
| — | LAND LOT LINE            | INVERT | SANITARY SEWER LINE        | GV | GAS VALVE                  |
| — | CONCRETE FOUNDATION      | CS     | SANITARY SEWER MANHOLE     | PH | PHYSICIAN                  |
| — | IRON PIN SET             | GO     | SEWER CLEANOUT             | W  | WATER VALVE                |
| — | IRON PIN FOUND           | GO     | GRASS TRAP                 | W  | WATER METER                |
| — | CONCRETE PIPE            | PVC    | DUCTILE IRON PIPE          | W  | WATER METER CONNECTION     |
| — | OPEN-TOP PIPE            | PVC    | POLYVINYL CHLORIDE PIPE    | W  | IRRIGATION CONTROL VALVE   |
| — | RIGHT OF WAY             | PVC    | POWER (POLYVINYL CHLORIDE) | W  | WATER LINE                 |
| — | POINT OF BEGINNING       | PVC    | LIGHT POLE                 | W  | TRUNK LINE                 |
| — | FOUNDING SETBACK LINE    | PVC    | POWER (TRANSFORMER) BOX    | W  | TRUNKING WELL              |
| — | CEMENTLINE               | PVC    | WYE RYE                    | W  | BUILDING                   |
| — | CURB INLET               | PVC    | POWER METER                | W  | TRAIL (FINISHED)           |
| — | YARD INLET               | PVC    | POWER MANHOLE              | W  | GUARD RAIL                 |
| — | DROP INLET               | PVC    | OVERHEAD POWER LINE        | W  | RAILROAD TRACKS            |
| — | WALKWAY                  | PVC    | UNDERGROUND POWER LINE     | W  | CONTOUR                    |
| — | DOUBLE-WING CATCH BASIN  | PVC    | TELEPHONE POWER LINE       | W  | INDEX                      |
| — | POWER-WING CATCH BASIN   | PVC    | TELEPHONE MANHOLE          | W  | SECTION                    |
| — | JUNCTION BOX             | PVC    | TELEPHONE PEDESTAL         | W  | POINT ELEVATION            |
| — | STORM DRAINAGE PIPE      | PVC    | TELEVISION (COBLED) LINE   | W  | FINISHED SURFACE ELEVATION |
| — | CORRUGATED METAL PIPE    | PVC    | TELEVISION PEDESTAL        | W  | CENTRELINE OF STREAM       |
| — | CORRUGATED PLASTIC PIPE  | PVC    | TELEVISION CONTROL BOX     | W  | FLOOD LIMITS               |
| — | REINFORCED CONCRETE PIPE | PVC    |                            | W  |                            |



1. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.

3. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.

4. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.

5. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

1. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.07" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

2. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE  
REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS.  
HORIZONTAL DATUM: NAD83(2011)/GEORGIA WEST

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 203,375 FEET.

4. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, AND LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13097C0068D, EFFECTIVE DATE OF MARCH 4, 2013.

1. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY xxxx TITLE INSURANCE COMPANY, COMMITMENT NUMBER xxxx, DATED xxxx xx, xxxx.

2. THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THIS SITE.

3. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PUBLIC RIGHT OF WAYS ADJACENT TO THIS SITE.

4. NUMBER OF MARKED PARKING SPACES: 24 INCLUDING 1 HANDICAP

6. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NORTH COUNTY LINE ROAD, A DEDICATED PUBLIC ROADWAY.

7. NO PLOTTABLE OFFSITE (APPURTENANT) EASEMENTS WERE DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

TO AXIS PARTNERS ACQUISITIONS LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2025 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING FILMS 1-4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18, 19, AND 20 OF TABLE A. THEREOF. THE FIELDWORK WAS COMPLETED ON 06/25/2026. DATE OF PLAT 06/26/2026.



| REVISION | DATE | PURPOSE |
|----------|------|---------|
|          |      |         |

JAMES H RADER GEORGIA RLS# 3033

**LANDPRO**  
SURVEYING AND MAPPING  
305 CREEKSTONE RIDGE  
WOODSTOCK, GA 30188  
TEL: 404-386-2170  
AUTHORIZATION NO. LSF000838  
WWW.LPSURVEY.COM  
INFO@LPSURVEY.COM  
COPYRIGHT 2026

## ALTA/NSPS LAND TITLE SURVEY

**AXIS**

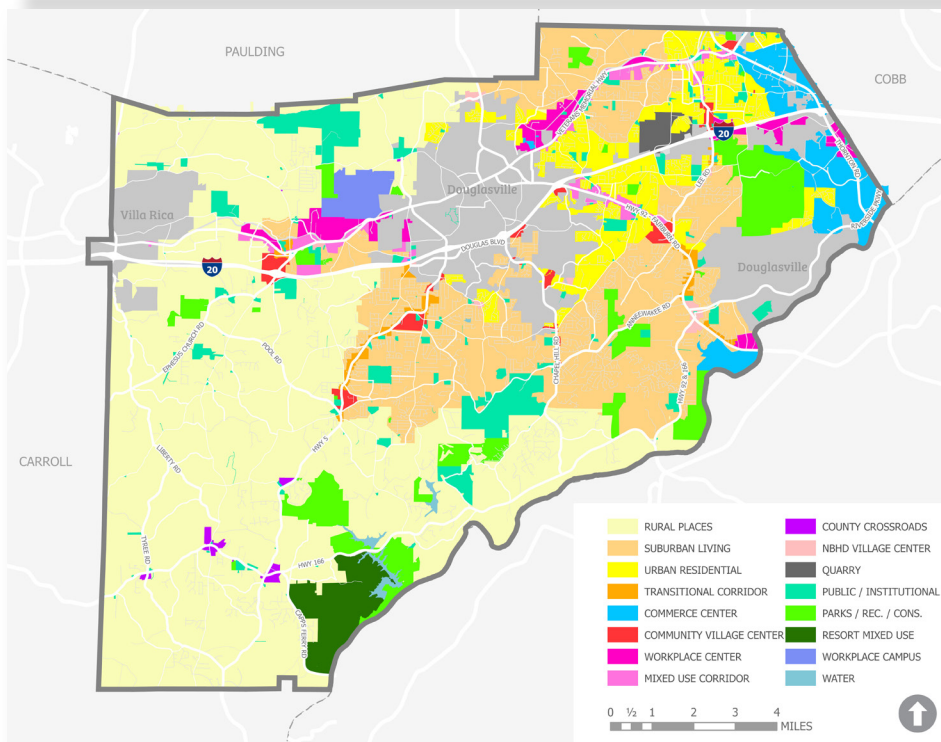
**CURRENT OWNER: PEYTON S. STALLING**

LAND LOT 664  
DISTRICT 18, SECTION 2  
DOUGLAS COUNTY, GA

|                                 |                                |                                       |                               |
|---------------------------------|--------------------------------|---------------------------------------|-------------------------------|
| <b>SCALE</b><br><b>1" = 40'</b> | <b>DATE</b><br><b>06/29/26</b> | <b>PROJECT NO.</b><br><b>20260629</b> | <b>SHEET</b><br><b>1 OF 1</b> |
|---------------------------------|--------------------------------|---------------------------------------|-------------------------------|



## 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

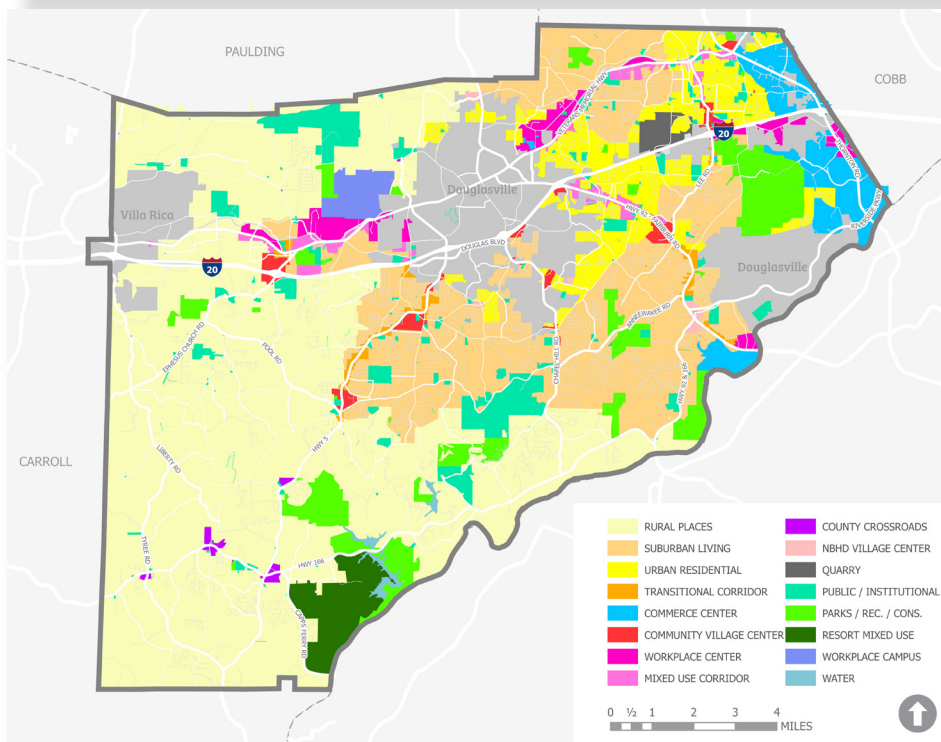
### *Master Planned Developments:*

- 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



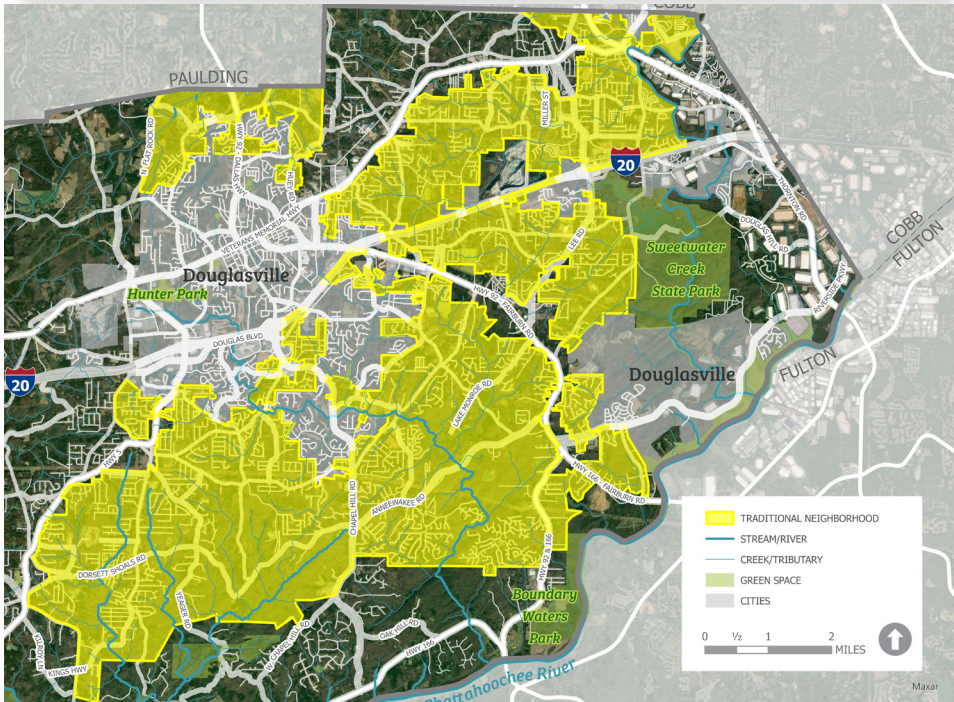
## Character Areas:

- 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***

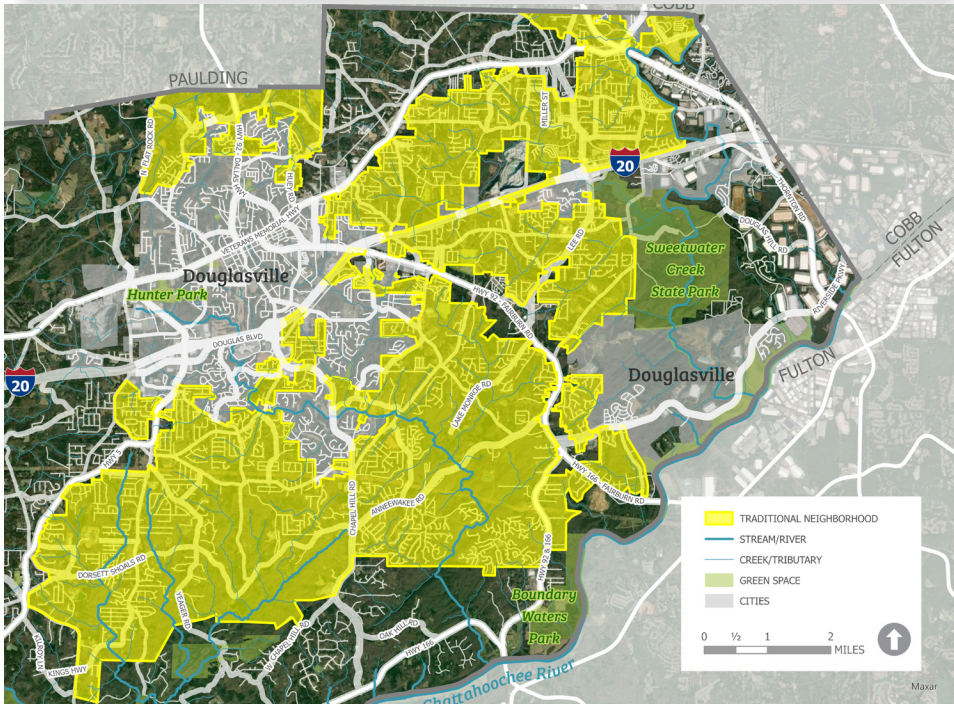
The Traditional Neighborhood character area is well-served by community parks (see Map on page 133 in the Parks, Open Space, and Trails chapter); however, the creation of additional parks and recreation spaces is encouraged.

### ***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 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: Axis Acquisitions, LLC

Address: 1340 N County Line Rd, Lithia Springs, GA 30122

More Fully Described: Land Lot: 0664; District: 18; Section: 2; Parcel: 0019

Parcel ID: 0664-182-0019

Acreage: 3.603 acres

Zoning: Rezoning from PUD-C to LI, Light Industrial

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

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

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

Findings:

1. The rezoning will not represent an incompatible zoning district for this section of N County Line Rd.
2. The rezoning and special use will not adversely affect the public health, safety, or welfare.

Adopted and effective this August 4, 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

**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: Axis Acquisitions, LLC

Address: 1340 N County Line Rd, Lithia Springs, GA 30122

More Fully Described: Land Lot: 0664; District: 18; Section: 2; Parcel: 0019

Parcel ID: 0664-182-0019

Acreage: 3.603 acres

Use: Special Use Permit to Allow Outdoor Storage

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

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

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

Findings:

1. The special use permit would entitle the historic outdoor storage use on the property and bring the site up to current Douglas County standards.
2. The special use permit will not adversely affect the public health, safety, or welfare.

Conditions:

1. The applicant shall prepare a site plan that adequately defines the limits of the Outdoor Storage area subject to side and rear setbacks of 25'. All outstanding agency impact review comments as well as additional comments discussed at the Development Review Committee on July 8<sup>th</sup>, 2026 included as a part of this staff report shall be incorporated.
2. An opaque, imitation-wood vinyl, polymer or composite-based material fence shall be used to screen the limits of the Outdoor Storage from the right-of-way of N County Line Rd. A landscape plan shall be submitted and shall include a 10' landscape strip adjacent to N County Line Rd to include a minimum of 1 tree unit and 10 shrubs required for every 60 linear feet of road frontage. Sufficiency of screening shall be at the discretion of the Douglas County Arborist.

Adopted and effective this August 4, 2026.

---

Henry Mitchell, III, District I

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Whitney Kenner Jones, District II

---

Martin Raxton, District III

---

Mark Alcarez, District IV

Attest:

---

Allison Duncan, AICP  
Planning and Zoning Manager

---

Dr. Romona Jackson Jones, Chairman

DRAFT

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

|                                                         |                                                                                     |
|---------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Application Number</b>                               | S2026-60                                                                            |
| <b>Applicant Name</b>                                   | Clean Fuel Strategies                                                               |
| <b>Property Owner Name</b>                              | John E. Williams                                                                    |
| <b>Property Address</b>                                 | 13180 Veterans Memorial Hwy,<br>Douglasville, GA 30135                              |
| <b>Land Lot, District, Section, Parcel</b>              | Land Lot: 0189; District: 02; Section: 5;<br>Parcel: 0023; Parcel ID: 0189-025-0023 |
| <b>Current Zoning</b>                                   | LI, Light Industrial                                                                |
| <b>Future Land Use Classification</b>                   | Workplace Center                                                                    |
| <b>Character Area Classification</b>                    | Winston                                                                             |
| <b>Request</b>                                          | Request for a Special Use Permit to Allow<br>Outdoor Storage                        |
| <b>Associated Future Land Use Map<br/>Amendment</b>     | N/A                                                                                 |
| <b>Size (in acres)</b>                                  | 1.00 acres                                                                          |
| <b>Commissioner District</b>                            | 4                                                                                   |
| <b>Subject to an HOA, POA, or similar?</b>              | N/A                                                                                 |
| <b>Proposed Use</b>                                     | Contractor's Yard with Outdoor Storage                                              |
| <b>Recommendation on Special Use Permit<br/>Request</b> | Approval with Conditions                                                            |
| <b>Meeting Date</b>                                     | August 4, 2026                                                                      |

**Relevant Code Sections:**

| <b>Article</b> | <b>Section</b> | <b>Description</b>                                                            |
|----------------|----------------|-------------------------------------------------------------------------------|
| 3              | 305(b)         | Regulations Controlling for Outdoor Storage in Industrially Zoned<br>Property |

**Prior Zoning Actions:**

| <b>Year</b> | <b>Case #</b> | <b>Summary of Action</b>                                                                                                                   |
|-------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 2020        | Z2020-40      | Rezoning from C-H to LI for fleet and inventory parking and storage<br>of roll-off containers (no Special Use Permit granted concurrently) |

**Special Use Permit Criteria Analysis:**

| <b>Number</b> | <b>Special Use Permit Criteria</b>                                                                                                                  | <b>Supports<br/>Requested<br/>Use</b> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| 1.            | Will the proposed Special Use be consistent with the stated<br>purpose of the zoning district in which it will be located?                          | Yes                                   |
| 2.            | Will the establishment of the Special Use impede the normal<br>and orderly development of surrounding property for uses<br>predominant in the area? | Yes                                   |
| 3.            | Is the location and character of the proposed Special Use<br>consistent with a desirable pattern of development for the<br>locality in general?     | Yes, with<br>conditions               |



|    |                                                                                                                                                                                                       |                      |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 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                  |
| 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 a contractor's office with outdoor storage. The business is intended to be a tank-cleaning business.

The lot is currently vacant, so a 4,000 sq. ft. warehouse & office building is proposed. Outdoor storage is proposed to be located behind the architectural front of the proposed building. Perimeter fencing is proposed.

##### **Existing Conditions:**

The lot is currently vacant and wooded. The property is approximately 1.00 acres +/-.

##### **Planning Concerns:**

Outdoor storage is common along of this section of Veterans Memorial Hwy, and this section of Veterans Memorial Hwy is predominately industrial in nature.

The previous zoning case that would have rezoned this property to light industrial did anticipate outdoor storage; however, it was never legally entitled through a request for a Special Use Permit. The requirement for a Special Use Permit has been in the Unified Development Code since 2010.

The property is constrained by its small acreage and abutment to the Norfolk Southern railroad; however, a small-scale contractor's office may be a use appropriate at this location. Provided that outdoor storage is screened so as not to be obtrusive to the viewshed of Veterans Memorial Hwy and the elevations are held to a standard that would not be lesser than the existing character of established development along this corridor, the new development would complement the existing developments established along this section of Veterans Memorial Hwy.

#### **Recommendation and Findings: Special Use Permit to Allow Outdoor Storage**

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

1. The use will not modify the intent, purpose, or spirit of the Comprehensive Plan.

2. The use will not adversely affect the public health, safety, or welfare.

**Conditions:**

Staff is recommending the following **conditions**:

1. The applicant shall prepare a site plan that adequately defines the limits of the Outdoor Storage area subject to side and rear setbacks of 25'. All outstanding agency impact review comments as well as additional comments discussed at the Development Review Committee on July 1<sup>st</sup>, 2026 included as a part of this staff report shall be incorporated.
2. An opaque, imitation-wood vinyl, polymer or composite-based material fence shall be used to screen the limits of the Outdoor Storage from the right-of-way of Veterans Memorial Hwy. A landscape plan shall be submitted within the Land Disturbance Permit and shall include a 25' landscape strip adjacent to Veterans Memorial Hwy to include a minimum of 3 canopy trees, 3 understory trees, 2 evergreen trees, and 18 shrubs every 100' of linear strip. If, in the event of conflict with existing utilities along Veterans Memorial Hwy, and, generally, sufficiency of screening shall be at the discretion of the Douglas County Arborist.
3. The building shall be constructed with front-facing facades having 80% traditional masonry. The Director of Development Services shall have discretion to modify the ratio to no less than 50% traditional masonry if it is determined that additional landscape plantings can be provided along viewsheds where modification is proposed.

**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: S2026-60

DATE OF MEETING: August 4, 2026

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This site is located at #13180 Veterans Memorial Hwy. Veterans Memorial Hwy is a Major Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with posted speed limits of 45 MPH. The Right-Of-Way width along Veterans Memorial Hwy is 80 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. If approved, this project should comply with all UDC Code requirements within the Right-Of-Way of Veterans Memorial Hwy that will be further defined during DRC review.
2. The proposed development will have very minor impact on traffic in the immediate area and will generate approximately 20 vehicles per day; approximately 4 during the AM peak hour and approximately 6 during the PM peak hour.

#### Traffic Volumes

Veterans Memorial Hwy (ADT) – (2022) – 9,970 (2023) – 10,000 (2024) – 10,100

# DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

## WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-60

DATE OF MEETING: August 4, 2026

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### WATER

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

### SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?  
Yes, 8" sewer in 13051 Veterans Memorial Highway; 2,600 ft
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF \_\_\_\_\_ PEAK \_\_\_\_\_
4. Treatment Plant: South Central WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?  
N/A
9. Have the development plans been approved by the water and sewer authority?  
No plans have been submitted.



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

**11. Stormwater Concerns:**

**12. Additional Remarks:**

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

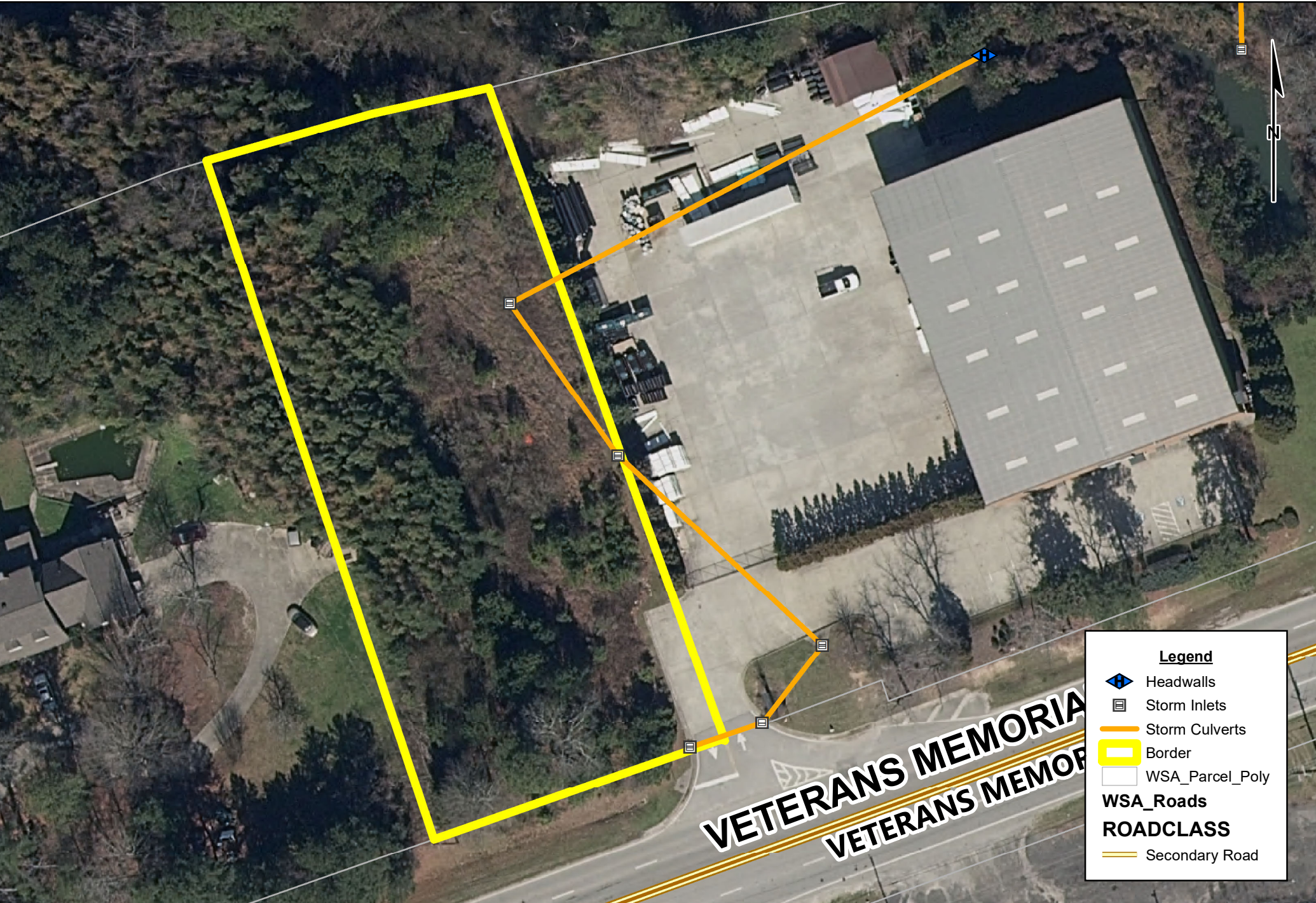
Prepared by: Diana Johnson



Applicant: Clean Fuel Strategies  
Location: 13180 Veterans Memorial Hwy Douglasville, GA 30135  
Land Lot: Lot: 189 Dist: 2 Sect: 5 Parcel: 018902500023  
Lot Size: Acres: 1.00  
Case #: Z2026-60

DDCWSA Impact Study Map





Applicant: Clean Fuel Strategies  
Location: 13180 Veterans Memorial Hwy Douglasville, GA 30135  
Land Lot: Lot: 189 Dist: 2 Sect: 5 Parcel: 018902500023  
Lot Size: Acres: 1.00  
Case #: Z2026-60

# DDCWSA Impact Study Map

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

**FIRE DEPARTMENT**

REQUEST FOR: ☒ Special Use Permit    ☐ Rezoning    ☐ Variance

CASE NUMBER: 2026-60    DATE OF MEETING: \_\_\_\_\_

| Fire Responding Unit           | Located at Station# | Estimated Response Time in Minutes* | Approximate Distance in Miles |
|--------------------------------|---------------------|-------------------------------------|-------------------------------|
| Fire Engine                    | 10                  | 6                                   | 2.4                           |
| Advanced Life Support EMS Unit | 10                  | 6                                   | 2.4                           |
| Aerial Fire Apparatus          | 10                  | 6                                   | 2.4                           |

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

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

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

Fire Hydrant Spacing Requirements: \_\_\_\_\_ Feet Intervals

Water Flow Data Required?    Yes \_\_\_\_\_    NO \_\_\_\_\_

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

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

**Comments:**

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



7/13/26



## Douglas County Sheriff's Office

### Impact Response – Special Use Permits, Rezoning, and Variances

Case #: 52026-60

Prepared by: Colonel Doug Oliver

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#### 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:

52026-60

100AC VACANT John Williams  
13180 Veterans Memorial Hwy Douglasville, GA  
• Contractor office & yard

### Concerns/ observation:

Suggest CAMERAS & Forcing Alarm  
to deter thefts.



# 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: Clean Fuel Strategies Case No. S2026-60 Meeting Date: 8.4.26

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

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

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

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

☐ YES ☒ NO

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

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

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

None.

5. Additional comments by the Engineering Department:

This project was reviewed by DRC on 7/8/26.

This property was partially graded as part of the adjacent development in 2008. Based on the plans approved at that time, the driveway and detention pond were designed to be shared by both properties as currently proposed. Although some modifications to the detention pond would likely be needed to meet current codes.

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

Yes, the property is undeveloped.

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

Yes.

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

**CODE ENFORCEMENT**

**REQUEST FOR:**    ☒ Special Use Permit    ☐ Rezoning    ☐ Variance

**CASE NUMBER:** Z2026-60      **DATE OF MEETING:** August 4, 2026\_

**PROPOSED ZONING:** \_\_\_\_\_ **CURRENT ZONING:** LI

**OWNER'S NAME:** John E Williams

**MAILING ADDRESS:** 238 Picketts Way, Acworth GA 30101

**LOCATION OF PROPERTY:** 13180 Veterans Memorial Hwy, Douglasville, GA  
30135

**LAND LOT:** 189 **DISTRICT:** 18 **SECTION:** 2 **PARCEL:** 23

**NATURE OF VIOLATION(S):** None

**PHOTOS ATTACHED:**    ☐ YES      ☒ NO

**COURT ACTION:**

No

**COURT ORDER:**

No

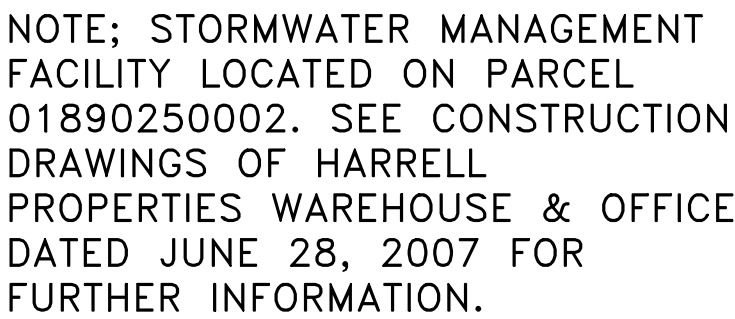
**ADDITIONAL COMMENTS:**



Veterans Memorial Hwy

DOUGLASVILLE





N/F  
WHOLESALE PROPERTY CO., LLC  
DB 2666 PG 591  
PB 35 PG 292  
ZONING: CH (HEAVY COMMERCIAL)

| LEGEND                 |                          |
|------------------------|--------------------------|
| 1033 GATCH BASIN       | SEMENT BARRIER           |
| 1034 GATCH BASIN       | TRIP PROTECTED FENCE     |
| 109A DRAIN INLET       | PROPOSED FENCE           |
| EXISTING BOX           | EXISTING FENCE           |
| 109A TYPE C CURB INLET | PROPERTY LINE            |
| D HEADWALL             | EXISTING CONTOUR         |
| DRAINAGE SLOPE         | PROPOSED CONTOUR         |
| SEWER MANHOLE          | EXISTING CURB & GUTTER   |
| EXISTING FIRE HYDRANT  | PROPOSED CURB & GUTTER   |
| PROPOSED FIRE HYDRANT  | EXISTING SLOPE ELEVATION |
| LIGHT POLE             | PROPOSED SLOPE ELEVATION |
| SOFT POLE              | PROPOSED SLOPE ELEVATION |
| UTILITY POLE           | EXISTING WATER METER     |
| UNDERGROUND DOWNSPOUT  | PROPOSED WATER METER     |
|                        | MANHOLE                  |
|                        | GAS METER                |
|                        | POWER METER              |

NOTE:

1. BOUNDARY INFORMATION SHOWN OBTAINED FROM A BOUNDARY SURVEY FOR HARRELL PROPERTIES PREPARED BY HUGHES-RAY COMPANY DATED MAY 02, 2007.
2. TOPOGRAPHIC INFORMATION OBTAINED FROM DOUGLAS COUNTY GIS AND IS APPROXIMATE.
3. THE F.I.R.M. PANEL 13097C0131E DATE 12/30/2020 INDICATES THIS PROPERTY OR A PORTION IS NOT LOCATED IN A FLOOD HAZARD AREA.
4. THE U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED, AND NO WETLANDS ARE SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.

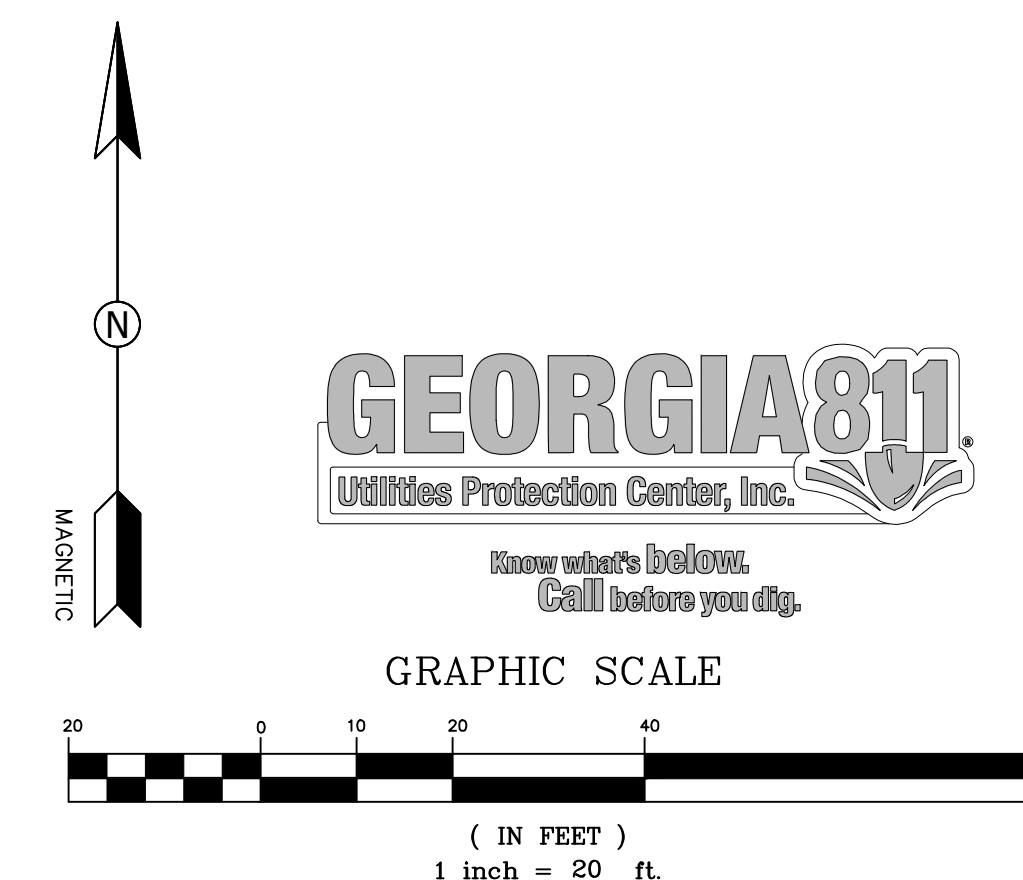
GENERAL SITE DATA:

1. PARCEL: 01890250023
2. LAND LOT: 189
3. DISTRICT: 25
4. ADDRESS: 13180 VETERANS MEMORIAL HIGHWAY
4. SITE AREA: 1.00 +/- ACRES
5. PROPOSED USE: CONTRACTOR OFFICE & YARD
6. ZONING: LI (LIGHT INDUSTRIAL)  
SETBACKS:  
FRONT = 50'  
SIDE = 10'  
REAR = 10'
7. WATER AVAILABILITY: PUBLIC
8. SEWER AVAILABILITY: ON-SITE SEPTIC

| PARKING DATA              |                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------|
| PARKING REQUIRED          | = 3 SPACES PER 1,000 S.F. G.F.A.<br>+ 1 SPACE PER 2,500 S.F. OUTDOOR DISPLAY<br>= 5 + 5 = 10 SPACES |
| PARKING PROVIDED          | = 10 SPACES                                                                                         |
| HANDICAP PARKING REQUIRED | = 0 (REG)<br>1 (VAN)<br><hr/> 1 (TOTAL)                                                             |
| HANDICAP PARKING PROVIDED | = 0 (REG)<br>1 (VAN)<br><hr/> 1 (TOTAL)                                                             |

## ON-SITE SEPTIC CALCULATIONS

|                                                                        |                                                                                    |     |      |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----|------|
| Facility:                                                              | Workers Including Factory, Office, School, Commercial and Construction: W/ Kitchen |     |      |
| GPD:                                                                   | 40/ staff                                                                          |     |      |
| Planned Staff:                                                         | 10                                                                                 |     |      |
| Design Flow (GPD):                                                     | 400                                                                                |     |      |
| System:                                                                | Chamber System                                                                     |     |      |
| Trench Dimensions:                                                     | 3' (feet) wide X 7' (feet) on center                                               |     |      |
| Percolation Rate (min/ inch):                                          | 60                                                                                 |     |      |
| Coefficient (Table DT-1):                                              | 1.549                                                                              |     |      |
| Design                                                                 |                                                                                    |     |      |
|                                                                        | 1.549 S.F./GAL x 400 G.P.D.=                                                       | 620 | S.F. |
|                                                                        | Field Size = 620 S.F./ 3 FT.=                                                      | 207 | L.F. |
|                                                                        | Reduction for use of Chamber System =                                              | 65  | %    |
| (Note: reduction factor to be confirmed by Environmental Health Dept.) |                                                                                    |     |      |
|                                                                        | 206 S.L.F. x 0.65 =                                                                | 134 | L.F. |



DESCRIPTION

ATE

REV.

**SCS** **SOUTHEAST**  
**CG** **CIVIL GROUP**  
**ENGINEERING • SURVEYING & LAND PLANNING**  
DOUGLASVILLE, GA | BREMEN, GA  
678-909-6996 | [DESIGNSOUTHEASTOWGROUP.COM](http://DESIGNSOUTHEASTOWGROUP.COM)

JOB #: 260513

SCALE: 1"=20'

DATE: 06/10/2026

DESIGN BY: MGF

**CONCEPTUAL SITE PLAN**

**CLEAN FUEL STRATEGY**

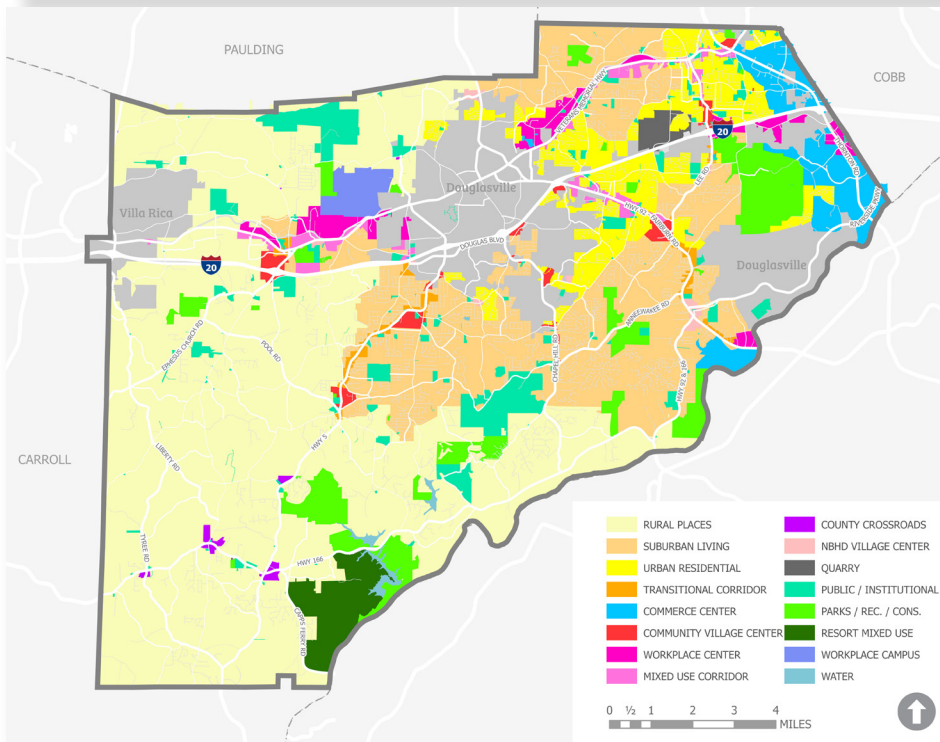
LOCATED IN LL 189, DISTRICT 25  
DOUGLAS COUNTY, GEORGIA

SHEET:

**1 OF 1**



## Workplace Center



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

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

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

## Primary Land Uses:

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

## Community Facilities:

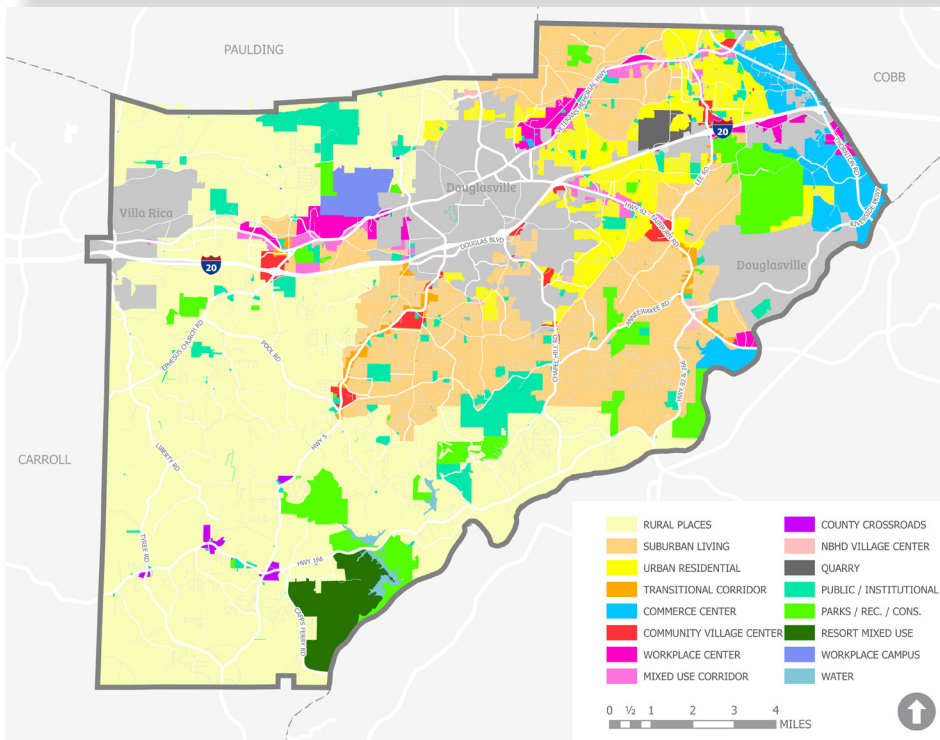
- Public water & sewer available or planned in the near future
- Arterial access
- Rail access
- Regional public facilities

## Master Planned Developments:

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



## Workplace Center



## Appropriate Zoning Districts:

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

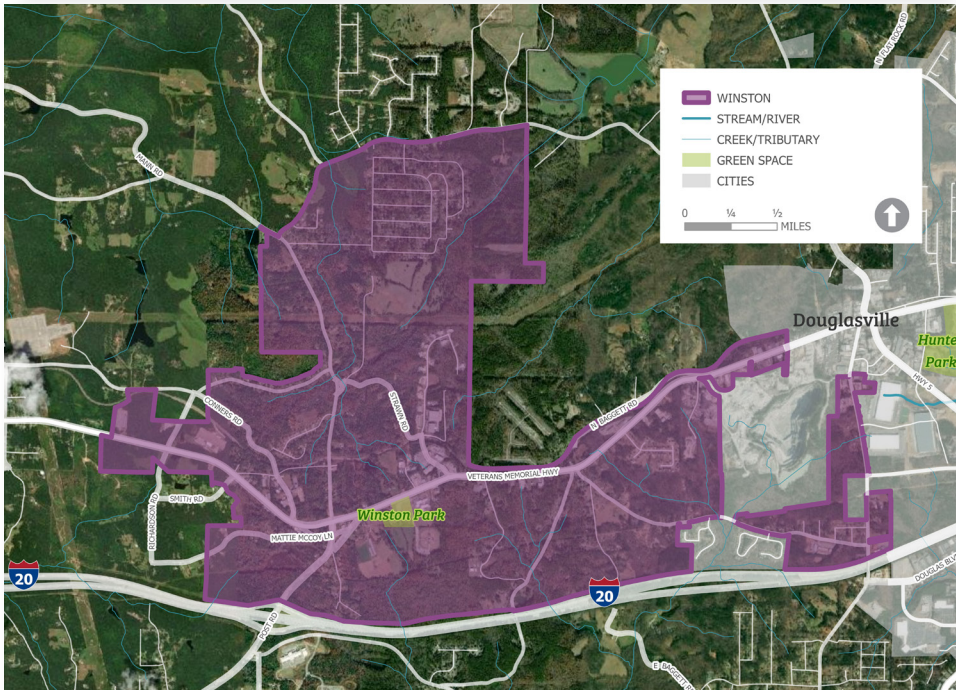
## Character Areas:

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

## Policies and Implementation Strategies:

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

## Winston



## Winston

### Description

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

### Current Character

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

### Other Considerations:

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

### Compatible Zoning Districts for Future Rezoning

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

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

### Parks, Open Space + Trails Guidance

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

### Housing Guidance

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

### Future Land Use Changes Can Be:

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

The complete Comprehensive Plan Update can be found online at [www.douglascountyga.gov](http://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: Clean Fuel Strategies,  
Address: 13180 Veterans Memorial Hwy, Douglasville, GA 30135  
More Fully Described: Land Lot: 0189; District: 02; Section: 5; Parcel: 0023  
Parcel ID: 0189-025-0023  
Acreage: 1.00 acres  
Use: Special Use Permit to Allow Outdoor Storage

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

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

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

Findings:

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

Conditions:

1. The applicant shall prepare a site plan that adequately defines the limits of the Outdoor Storage area subject to side and rear setbacks of 25'. All outstanding agency impact review comments as well as additional comments discussed at the Development Review Committee on July 1<sup>st</sup>, 2026 included as a part of this staff report shall be incorporated.
2. An opaque, imitation-wood vinyl, polymer or composite-based material fence shall be used to screen the limits of the Outdoor Storage from the right-of-way of Veterans Memorial Hwy. A landscape plan shall be submitted within the Land Disturbance Permit and shall include a 25' landscape strip adjacent to Veterans Memorial Hwy to include a minimum of 3 canopy trees, 3 understory trees, 2 evergreen trees, and 18 shrubs every 100' of linear strip. If, in the event of conflict with existing utilities along Veterans Memorial Hwy, and, generally, sufficiency of screening shall be at the discretion of the Douglas County Arborist.
3. The building shall be constructed with front-facing facades having 80% traditional masonry. The Director of Development Services shall have discretion to modify the ratio to no less than 50% traditional masonry if it is determined that additional landscape plantings can be provided along viewsheds where modification is proposed.

Adopted and effective this August 4, 2026.

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Henry Mitchell, III, District I

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Whitney Kenner Jones, District II

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Martin Raxton, District III

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Mark Alcarez, District IV

Attest:

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Dr. Romona Jackson Jones, Chairman

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Allison Duncan, AICP  
Planning and Zoning Manager

DRAFT