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*Community Planner*



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## DOUGLAS COUNTY BOARD OF COMMISSIONERS

### PLANNING & ZONING DEPARTMENT

8700 Hospital Drive • Douglasville, GA 30134  
Telephone (770) 920-7241 • Fax (678) 715-5366

October 10, 2017

Joffe Land Companies  
c/o Dave Brening, PE  
2233 Peachtree Road NE, Suite 203  
Atlanta, GA 30309

Dear Mr. Brening:

This letter is to verify the zoning on property, per your request, located at 3538 Highway 92 in Douglas County, Georgia. The property, located in Land Lot 135, 1st District, 5th Section, Parcel # 2 of Douglas County is zoned C-G-C (General Commercial with Conditions) as of the date of this letter. This parcel also lies within the Village Overlay District for Highway 92 as well as the Sweetwater Creek drainage basin.

I have attached a copy of the minutes from this zoning which outline the conditions on the property as well as a copy of the Highway 92 Village Overlay requirements. In addition, I have enclosed a copy of the Use Chart from the Douglas County Unified Development Code for your records. Please contact me at 678.715.5370 if you have any questions.

Sincerely,

Karen Tominey, MURP  
Community Planner  
ktominey@co.douglas.ga.us

- #87-178 Larry Freeman Temp Land Use Permit for  
Wrecker Service (Renewal)  
#87-195 Wayne Deason Temp. Land Use Permit for  
Mobile Home/While Building  
#87-202 Allen & Robyn Platt Temp. Land Use Permit for  
Mobile Home/While Building

MOTION

Mr. Maurer made a motion to uphold the recommendations of the Planning Commission. Mr. Worthan seconded the motion with all voting in approval.

REZONINGS

- #87-197 E. S. Richards by Merlin F. Burt, agent C-2 to C-4  
#87-199 Dr. Nell K. Williams by Phil Johnson, agent C-1 & M-1 to C-3  
#87-200 Dr. Nell K. Williams by Phil Johnson, agent C-1 to M-1

TABLED REZONINGS

- #87-181 Wendell C. Hudson R-2 & C-3 to C-4

MOTION

Mr. Maurer made a motion to uphold the recommendations of the Planning Commission. Mr. Farris seconded the motion with all voting in approval.

- ⊛ #87-198 Stephen Hynes by Will Stolz, agent R-2 to C-3

MOTION

Mr. Worthan made a motion to approve this request subject to the developer dedicating additional right-of-way and putting in traffic control device that will necessary to accommodate the increased traffic and turning movements from this development. Mr. Maurer seconded the motion with all voting in approval.

- #87-201 Anthony Mason by Arlington Properties, agent R-2 to R-6

MOTION

Mr. Farris made a motion to approve this request subject to the developer dedicating additional 10 feet of right-of-way and pay to widen West Stewart Mill Road in accordance with the Douglas County Thoroughfare Plan before any grading permits are issued.