# MEMORANDUM

---

**TO:** **Planning & Zoning Board & Board of Commissioners**

**FROM:** **Johannah Womack, Clerk of the Planning & Zoning Board**

**DATE:** **September 30, 2016**

**RE:** **Meeting Scheduled for Tuesday, November 1, 2016**
**6:00 P.M.**
**Douglas County Courthouse**
**2nd Floor, Citizens Hall**

---

**MINUTES:**
**Approve minutes of 8/2/16 meeting**

**AGENDA:**

**Z2016-15** **Rawson Livezey** – A request for a Special Use Permit to allow a dog boarding facility located at 8425 East Union Hill Road, Winston, 30187. Land Lot(s) 55, District 2, Section 5, Parcel(s) 3 & portion of 11. Lot size: 19.29 acre(s). Application signed by Rawson Livezey.

**OTHER BUSINESS:**

Adopt the amended Zoning & Future Land Use Maps

Amendments to the Unified Development Code

Article 2: Section 208 (h) Highway 92 Village (c) Uses

Section 210, Table 2.5

Article 3: Section 313(b) Customary accessory uses to a dwelling – animals

Section 328 Day Care (a) (1) Family Day Care Home

**208 (h) Highway 92 Village Overlay**

- c.

Uses (As defined & listed in Table 2.5 of the Douglas County Unified Development Code)

1.

Permitted uses within the Highway 92 Village Overlay

The following uses, and only the following uses, shall be permitted within any development permitted pursuant to this ordinance:

All Residential Uses

Administrative & Professional Offices

Finance, Insurance & Real Estate Services

Daycare Facilities

Personal Care Services

Dry Cleaning & Laundry Services (drop-off stations only)

Formal Wear & Costume Rental

Video Tape & Disc Rental

Home Health Equipment Rental

Bail Bonding Offices

Other Business Services

Private Schools

Arts, Entertainment & Recreation (except spectator sports)

Electronics & Appliance Stores

Nursery & Garden Centers (all materials enclosed & no outdoor storage or display)

Food & Beverage Sales

Health & Personal Care Stores

Gasoline Stations to include convenience stores with fuel pumps (all buildings and appurtenances are to be located at least 400 feet from any residential property line; all fuel is stored underground outside of any public right-of-way

Clothing & Clothing Accessory Stores

Sporting Goods, Hobby, Book & Music Stores

Florists

Office Supplies & Stationary Stores

Antique Shops

Pet & Pet Supplies Stores

Art Dealers

Food Services & Drinking Places

All Public & Institutional Uses (except crematories as a principal use)

Automotive Parts and Accessories Store & Tire Stores (No outside storage and all bays must be located away from Highway 92)

Paint & Wallpaper Stores

Hardware Stores

Landscaping Services - no storage of materials or equipment

Locksmith Shops

Security System Services

Investigation Services

Document Prep Services

Business Service Centers

Credit Bureaus

Collection Agencies

Court Reporting & Stenotype Services

***Automotive Sales***

Article 2, Section 210, Table 2.5

| NAICS Code | Principal Uses | AG | RA | RLD | RMD | RD | RTC | RMF | RMH | OIL | OIH | CN | CC | CG | CH | CR | LI | LIR | HI | See Also |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 81299 | Personal Services not listed above (***except astrologers, dating services, escort services, fortune telling, introduction services, numerology services, palm reading, psychics, phrenology services, social escort services)*** | | | | | | | | | | | | | ■ | ■ | ■ | | | | |
| ~~812990~~ | ~~Fortune Tellers~~ | | | | | | | | | | | | | | | ■ | | | | |

313 (b) Customary accessory uses to a dwelling. (Amended 02/03/2015 - TXT-2015-01, § 1; 1/06/2009 - TXT2009-01, § 5)

- (6)

  Animals.

  Domesticated animals will be allowed subject to the following conditions:

  a.

  In the AG and R-A districts associated with a commercial farming activity.

  b.

  In the A-G, R-A and R-LD districts, horses, mules, donkeys, goats, swine and ponies for the personal use and pleasure of the family residing on the property at the rate of not more than one (1) such animal per one (1) full acre of land; plus no more than six (6) poultry, pigeons, rabbits and other similar animals typically considered to be pets for the personal use and pleasure of the family residing on the premises ***on lots that are at least one (1) acre in size***, except that roosters are strictly prohibited in platted subdivisions. The one (1) full acre of land must be entirely contained within the boundaries of the parcel where the keeping of said animals will occur.

  c.

  In all residential districts, dogs and cats raised outside for the personal pleasure of the resident of the lot, not to exceed a total of four such mature animals per dwelling. The keeping of domesticated animals in the home for companionship are not restricted in number, however keeping of said indoor animals is for the personal pleasure of the resident of the lot and accessory to the use as a residence.

- Sec. 328 - Day care.

(Amended 08/02/2011 - TXT-2011-01, § 9; Amended 08/03/2010 - TXT-2010-03, § 10)

328 (a) Family day care home.

Day care for up to 6 children as an accessory use to a residence is subject to the following requirements:

(1)

A family day care home is allowed with Special Use Permit approval from the Board of Commissioners in the AG, RA and R-LD zoning districts. ~~*only on properties with a minimum of 5 acres. Family day care homes are prohibited within any subdivision.*~~

(2)

A maximum of 6 children for whom compensation is received.

(3)

For purposes of this section only, children who are related by blood, marriage or adoption to the childcare provider shall not be included in the calculation of the 6 children limitation, with the total maximum of no greater than 8 children at any one time.

(4)

The family day care home must be registered with the day care licensing division of the Georgia Department of Human Resources and proof of such registration must be submitted to, and maintained current with, the Development Services Department.

(5)

The family day care home shall comply with all provisions relating to a home business under Section 334 (c), except that there shall be no employees.

(6)

No off-street parking may be provided for child pick up and drop off, and all outward appearance of the day car use shall be prohibited other than normal play equipment associated with a residence. All play areas shall be fenced with a self-locking gate. (Amended 01/02/2007 - TXT2007-01)