

**AN ORDINANCE ALLOWING A REZONING OF LAND**

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

WHEREAS, Inland Retail Real Estate Investment Trust, Inc. filed an application to allow rezoning of property from R-LD and C-N to C-G located within the boundaries of unincorporated Douglas County, Georgia at Highway 92 South, more fully described as district/section 1/5, land lot(s) 129, and parcel(s) 15 and 16, and

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

NOW, THEREFORE, it is hereby ordained that rezoning of the property from R-LD and C-N to C-G be granted upon the subject premises subject to the following conditions,

1. The new roadway accessing the proposed development should have a one hundred (100) ft R/W minimum.
2. The roadway plans should be designed and the plans submitted for review and permitting independent from the site development plans.
3. Alignment of the new roadway should be designed compatible with the proposed alignment of Lee Road under the County's upcoming Lee Road re-construction project.
4. The Developer shall be responsible for all required modifications to the existing traffic signal at Highway 92 and Lee Road necessary to facilitate the new roadway connection to Highway 92.
5. A Georgia DOT permit is required for the new roadway connection to Highway 92.
6. All other roadway design features, i.e. horizontal and vertical alignment, gradient, geometric configurations, median opening and driveway locations, etc. shall be in accordance with Douglas County DOT requirements at the time of permitting.
7. All building facades shall be primarily brick with other masonry accents including limited stucco or stacked stone. The building design shall follow the plan as submitted in the application and presented at the zoning.
8. All signage shall be uniform and a comprehensive sign plan shall be approved by the Development Services Department prior to development.
9. All development on the site will generally follow the site plan submitted at the time of rezoning.
10. All lighting will be down shielded and of the non-spill design.
11. Landscaping shall be heavy in and around the on-site detention pond.

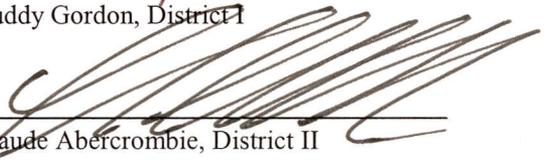
ORDINANCE 2004-60

And pursuant to the requirements established by the Douglas County Zoning Ordinance.

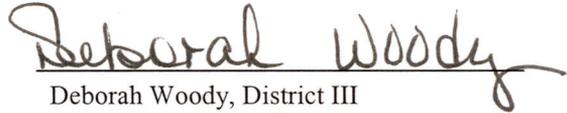
Adopted and effective this 9th day of December, 2004.



Buddy Gordon, District I



Claude Abercrombie, District II

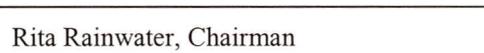


Deborah Woody, District III



David Latham, District IV

ABSENT



Rita Rainwater, Chairman

Attest:



Eric Linton, Development Services