

AN ORDINANCE ALLOWING A REZONING OF LAND

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

WHEREAS, Meritage Holdings, LLC has duly filed an application to allow a rezoning from C-G with conditions to C-G with amended conditions for commercial retail and office development within the boundaries of unincorporated Douglas County, Georgia at Brookmont Parkway and Chapel Hill Road, more fully described as district/section 1/5, land lot(s) 56, and a portion of parcel 3, comprising approximately 5.549 ± acres, and

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

NOW, THEREFORE, it is hereby ordained that a rezoning from C-G with conditions to C-G with amended conditions for commercial retail and office development shall be granted upon the subject premises, and subject to the following conditions:

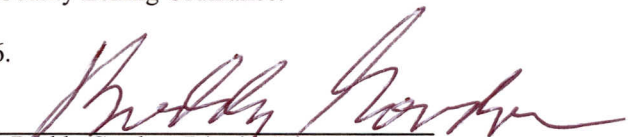
1. Provide future right-of-way for the Chapel Hill Road project.
2. The proposed development should be designed around the proposed roadway project parameters.
3. The Department of Transportation recommends one (1) access point per road frontage.
4. If full access to Chapel Hill Road is granted, final location and design is subject to Douglas County Department of Transportation approval and shall include the extension of the left turn lane on Chapel Hill Road from the intersection of Chapel Hill Road and Brookmont Parkway to the north through the subject property. Upon implementation and completion of the Chapel Hill Road project, access from the subject property to Chapel Hill Road will be right-in/right-out only due to the installation of the median.
5. Design and install all required site roadway improvements in accordance with County Code and DOT requirements in effect at the time of actual development.
6. All required roadway improvements shall be subject to review and final acceptance by the Douglas County DOT.
7. The architectural style of the commercial buildings shall be residential in character and shall be four-sided brick construction with masonry accents.
8. All commercial signage shall be monument style and internal illumination may be permitted on the monument signage. All building signage must be uniform with external illumination only.
9. All commercial lighting shall be non-spill design and pedestrian scale.
10. All parking shall be minimal and subject to final approval by the Douglas County Planning & Zoning Staff.
11. Pedestrian access shall be provided from all commercial sites to any pedestrian walkways to the Brookmont subdivision.
12. There shall be substantial landscaping required along Chapel Hill Road including berms, ornamental shrubs and trees, subject to final approval of the Planning and Zoning Staff.
13. The hours of operation shall not exceed 6 AM to 11 PM.

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14. All buildings shall be a maximum of 2 stories (basements and terraces are allowed and not figured into height limitations).
15. The site shall be developed with a thematic concept with architecture consistent with the proposed and approved building on-site (colonial design, utilizing shutters and awnings).
16. Retail uses shall be two- or four-sided.
17. Parking shall be shared and on all sides of buildings in the development so that there is no noticeable rear façade to any building.
18. The proposed daycare facility will be allowed on the rear out-parcel and must utilize building materials and styles consistent with other buildings within the development.
19. There shall be a maximum of five buildings on site.
20. There shall be no fast-food type establishments on site.

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


Adopted and effective this 7th day of November 2006.


Buddy Gordon, District I


Charles Camp, District II


OPPOSED
Michael Mulcare, District III

ABSENT
David Latham, District IV


Tom Worthan, Chairman

Attest:


Amy Brumelow, Planning and Zoning