



City Hall Update Planning Commission and BOA Rules of Procedure



Discussion Topics



- Update on City Hall
- Role of the Board of Adjustment
- Proposal to appoint Planning Commission as BOA
- Planning Commission rules of procedure
- Next Steps

City Hall at Civic Square











Georgia T. Lord Library

In honor of Mrs. Lord's lasting legacy of commitment to community, compassion, and pride in serving the residents of Douglas County.

Presented January 17, 2020 by the Douglas County Board of Commissioners

City Hall at Civic Square



- Staff will move July 18
- First P&Z meeting will be August or September
- New voting hardware/software training
- Security training
- Badges, parking & logistics

What is the BOA?



- Consider variances to the Zoning Ordinance
- Hear and decide appeals from decisions of the Zoning Administrator

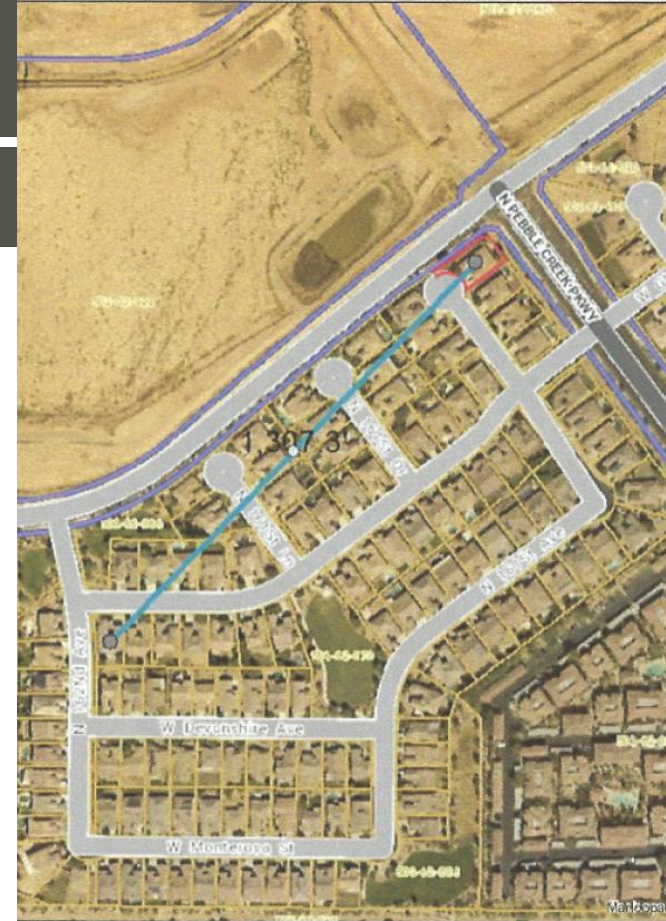
An aerial photograph of a commercial property. The property is bounded by a multi-lane road on the right and railroad tracks on the left. Several buildings are visible, including a large white industrial building with a blue roof. Numerous vehicles, including cars, trucks, and trailers, are parked in various lots. The image is overlaid with yellow text labels indicating addresses: 500-50-017, 500-50-022, 500-50-026, 500-50-027, 500-50-028, 500-50-029, 500-50-030, 500-50-031, 500-50-032, 500-50-033, 500-50-034, 500-50-035, 500-50-036, 500-50-037, 500-50-038, 500-50-039, 500-50-040, 500-50-041, 500-50-042, 500-50-043, 500-50-044, 500-50-045, 500-50-046, 500-50-047, 500-50-048, 500-50-049, 500-50-050, 500-50-051, 500-50-052, 500-50-053, 500-50-054, 500-50-055, 500-50-056, 500-50-057, 500-50-058, 500-50-059, 500-50-060, 500-50-061, 500-50-062, 500-50-063, 500-50-064, 500-50-065, 500-50-066, 500-50-067, 500-50-068, 500-50-069, 500-50-070, 500-50-071, 500-50-072, 500-50-073, 500-50-074, 500-50-075, 500-50-076, 500-50-077, 500-50-078, 500-50-079, 500-50-080, 500-50-081, 500-50-082, 500-50-083, 500-50-084, 500-50-085, 500-50-086, 500-50-087, 500-50-088, 500-50-089, 500-50-090, 500-50-091, 500-50-092, 500-50-093, 500-50-094, 500-50-095, 500-50-096, 500-50-097, 500-50-098, 500-50-099, 500-50-100, 500-50-101, 500-50-102, 500-50-103, 500-50-104, 500-50-105, 500-50-106, 500-50-107, 500-50-108, 500-50-109, 500-50-110, 500-50-111, 500-50-112, 500-50-113, 500-50-114, 500-50-115, 500-50-116, 500-50-117, 500-50-118, 500-50-119, 500-50-120, 500-50-121, 500-50-122, 500-50-123, 500-50-124, 500-50-125, 500-50-126, 500-50-127, 500-50-128, 500-50-129, 500-50-130, 500-50-131, 500-50-132, 500-50-133, 500-50-134, 500-50-135, 500-50-136, 500-50-137, 500-50-138, 500-50-139, 500-50-140, 500-50-141, 500-50-142, 500-50-143, 500-50-144, 500-50-145, 500-50-146, 500-50-147, 500-50-148, 500-50-149, 500-50-150, 500-50-151, 500-50-152, 500-50-153, 500-50-154, 500-50-155, 500-50-156, 500-50-157, 500-50-158, 500-50-159, 500-50-160, 500-50-161, 500-50-162, 500-50-163, 500-50-164, 500-50-165, 500-50-166, 500-50-167, 500-50-168, 500-50-169, 500-50-170, 500-50-171, 500-50-172, 500-50-173, 500-50-174, 500-50-175, 500-50-176, 500-50-177, 500-50-178, 500-50-179, 500-50-180, 500-50-181, 500-50-182, 500-50-183, 500-50-184, 500-50-185, 500-50-186, 500-50-187, 500-50-188, 500-50-189, 500-50-190, 500-50-191, 500-50-192, 500-50-193, 500-50-194, 500-50-195, 500-50-196, 500-50-197, 500-50-198, 500-50-199, 500-50-200, 500-50-201, 500-50-202, 500-50-203, 500-50-204, 500-50-205, 500-50-206, 500-50-207, 500-50-208, 500-50-209, 500-50-210, 500-50-211, 500-50-212, 500-50-213, 500-50-214, 500-50-215, 500-50-216, 500-50-217, 500-50-218, 500-50-219, 500-50-220, 500-50-221, 500-50-222, 500-50-223, 500-50-224, 500-50-225, 500-50-226, 500-50-227, 500-50-228, 500-50-229, 500-50-230, 500-50-231, 500-50-232, 500-50-233, 500-50-234, 500-50-235, 500-50-236, 500-50-237, 500-50-238, 500-50-239, 500-50-240, 500-50-241, 500-50-242, 500-50-243, 500-50-244, 500-50-245, 500-50-246, 500-50-247, 500-50-248, 500-50-249, 500-50-250, 500-50-251, 500-50-252, 500-50-253, 500-50-254, 500-50-255, 500-50-256, 500-50-257, 500-50-258, 500-50-259, 500-50-260, 500-50-261, 500-50-262, 500-50-263, 500-50-264, 500-50-265, 500-50-266, 500-50-267, 500-50-268, 500-50-269, 500-50-270, 500-50-271, 500-50-272, 500-50-273, 500-50-274, 500-50-275, 500-50-276, 500-50-277, 500-50-278, 500-50-279, 500-50-280, 500-50-281, 500-50-282, 500-50-283, 500-50-284, 500-50-285, 500-50-286, 500-50-287, 500-50-288, 500-50-289, 500-50-290, 500-50-291, 500-50-292, 500-50-293, 500-50-294, 500-50-295, 500-50-296, 500-50-297, 500-50-298, 500-50-299, 500-50-300, 500-50-301, 500-50-302, 500-50-303, 500-50-304, 500-50-305, 500-50-306, 500-50-307, 500-50-308, 500-50-309, 500-50-310, 500-50-311, 500-50-312, 500-50-313, 500-50-314, 500-50-315, 500-50-316, 500-50-317, 500-50-318, 500-50-319, 500-50-320, 500-50-321, 500-50-322, 500-50-323, 500-50-324, 500-50-325, 500-50-326, 500-50-327, 500-50-328, 500-50-329, 500-50-330, 500-50-331, 500-50-332, 500-50-333, 500-50-334, 500-50-335, 500-50-336, 500-50-337, 500-50-338, 500-50-339, 500-50-340, 500-50-341, 500-50-342, 500-50-343, 500-50-344, 500-50-345, 500-50-346, 500-50-347, 500-50-348, 500-50-349, 500-50-350, 500-50-351, 500-50-352, 500-50-353, 500-50-354, 500-50-355, 500-50-356, 500-

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Appeal Example

- Require 1,320 feet separation distance for group homes with 7-10 residents, unless a use permit is obtained
- Staff measures property line to property line
- Applicant argued to measure door to door

Distance Between Facilities



Distance Between Facilities
1,307.3 Ft.

Proposal



- Designate the Planning Commission members as the Board of Adjustment
- Hold a BOA meeting at least once per year
- Hold meetings immediately before or after P&Z meeting



Planning Commission Bylaws

- Affirmative vote
 - Currently requires 4 votes
 - Proposed to be majority vote
- Contact by development community
- Next steps...



Thank you!
Questions and Discussion

