

# DRAFT

Planning & Zoning Commission  
Regular Public Hearing  
Tuesday, January 31, 2006

The Planning & Zoning Commission met in a regular public hearing on Tuesday, January 31, 2006 at 7:00 p.m. In attendance were Commission Chairperson Ellen Kirk; Commissioner Janet Heilman; Commissioner Andre Holland; Commissioner Susan George; Commissioner Brenda Gray; City Manager; Robert Zellner; Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. There were approximately 10 members of the public in attendance.

Chairperson Kirk called the meeting to order at 7:00 p.m. Peele read the agenda to be followed at this meeting. Commissioner Holland motioned to approve the agenda with Commissioner Heilman seconding. Motion carried 5/0.

Freeman announced that this is Commission Chairperson Kirk's last meeting. City Manager Robert Zellner presented Commissioner Kirk with a plaque, thanking her for the years of dedicated service and her contribution to the Planning Commission.

Motion to approve minutes from the December 29, 2005 Planning Commission meeting was made by Commissioner Heilman and seconded by Commissioner George. Motion carried 4/0 with Commissioner Gray abstaining as she wasn't in attendance at the last meeting.

Freeman presented RA-18-05, Vaughn Properties of Bremen, GA. requests a rezoning from R-20 (Single-Family Residential) and OI (Office-Institutional) to CR (Commercial-Residential) for the property located at 418 Westview Drive and properties along the east side of Pine Street, in Land Lot 162 of the 6<sup>th</sup> District, in Carroll County. The properties consist of 4.15+/- acres, and the request is for professional office suites and a conference center. Staff recommends postponement of the request due to property line conflicts and the applicant hopes to have the problem resolved prior to the next meeting date. Commissioner George made motion to table the request with Commissioner Heilman seconding. Motion carried 5/0.

Next, Freeman presented RA-01-06, Charles Skinner of Villa Rica, GA. requests a rezoning from R-20 (Single-Family Residential) to OI (Office-Institutional) for the property located on the north side of South Carroll Road, west of the Spring Street/South Carroll Road intersection, in Land Lot 159 of the 6<sup>th</sup> District, in Carroll County. The property consists of 1.31+/- acres, and the request is for professional office buildings. The property is located in Ward 5. Staff recommends denial of the request, due to application not meeting the Future Land Use Map as adopted by City Council.

Charles Skinner, 5187 Liberty Road, Villa Rica, Georgia described the property as a vacant, dormant piece of land also known as the "kudzu patch". Skinner wants to build two (2) buildings, one of which would house the Air Force Family Members Association.

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This is similar to a relief organization for enlisted personnel in the Air Force. Skinner said he canvassed neighbors and some members of City Council and everyone was in approval of the development.

Freeman explained the property is located outside the boundary line of the Downtown Development Authority which extends all the way to Spring Street. There are no other office, institutional type zonings in that area and this application would probably set a precedent. Staff would recommend other properties outside of South Carroll Road to be designated to office institutional or other type commercial zonings.

Commissioner Heilman asked Skinner what the second building would be used for. Skinner wasn't sure but would probably sell it for real estate offices or a similar passive use.

John Hutchins of 412 Westview Drive, Villa Rica, spoke in favor of the request.

Commissioner Heilman asked Skinner how many residential lots would be affected by the rezoning request. Skinner stated three (3) lots would be affected.

Commissioner Heilman motioned to recommend approval of the rezoning request. The recommendation would include the six (6) following conditions:

1. Planning & Zoning Staff shall approve a site plan prior to the issuance of any permits.
2. All new buildings shall be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain their appearance over time, including, but not limited to, natural or synthetic stone; brick; stucco; integrally-colored, textured, hardiplank or glazed concrete masonry units; textured, pre-stressed concrete systems approved by the Community Development Director; or glass.
3. The lighting shall be downcast with no spill over.
4. The exterior of the structure shall maintain a residential appearance; any major modification of the exterior shall be approved by the Planning & Zoning Staff.
5. Signage shall be monument based, with a maximum height of five-feet (5') and 16 square feet of signable area.
6. City Council amends Future Land Use Map and Comprehensive Plan to reflect the change in zoning.

Motion was seconded by Commissioner George and carried 5/0.

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Freeman presented the request to change meeting nights from the last Thursday to the last Tuesday of each month. Commissioner Holland motioned to recommend approval of the request and the change is to start in February. Commissioner Gray seconded. Motion carried 5/0.

Staff comments were made by Freeman in which nominee for Planning Commission, Kurt Kraft was introduced. Kraft told the Planning Commission that he's had three (3) years previous experience on the Planning and Zoning Board with Carroll County.

Freeman updated the Planning Commission on the Comprehensive Plan. The Comp Plan has been forwarded to Chattahoochee-Flint regional development commission for review, and after that it will be forwarded to Department of Community Affairs for their approval. Staff review of the United Development Code has been completed and further review by City Council will be conducted. There is a possibility of the Comprehensive Plan and United Development Code being approved at the same time.

Public comments were made by Mike Gill of 465 Daniel Road. Gill wanted to know if the review of the United Development Code would be a public meeting. Freeman said it would but didn't have any dates yet.

Motion to adjourn was made by Commissioner Heilman with Commissioner George seconding. Motion carried 5/0. Meeting adjourned at 7:38 p.m.

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Planning and Zoning Chairperson

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Zoning Manager