

# DRAFT

Planning & Zoning Commission  
Regular Public Hearing  
Tuesday, March 28, 2006

The Planning & Zoning Commission met in a regular public hearing on Tuesday, March 28, 2006 at 7:00 p.m. In attendance were Commission Chairman Andre Holland; Commissioner Kurt Kraft; Commissioner Susan George; Commissioner Brenda Gray; Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. Commissioner Janet Heilman was absent with notification. There were approximately two (2) members of the public in attendance.

Chairman Holland called the meeting to order at 7:00 p.m. Peele read the agenda to be followed at this meeting. Commissioner Gray motioned to approve the agenda with Commissioner Kraft seconding. Motion carried 4/0.

Motion to approve minutes from the February 28, 2006 meeting was postponed until the next meeting due to lack of quorum with Commissioners Gray and George absence last month and Commissioner Heilman's absence at this meeting.

Freeman presented DSC-01-06, which is a discussion item. The proposal is to have a commercial corridor along South Carroll Road, west of Spring Street to Interstate-20 Overpass for proposed Future Land Use Map. The proposed corridor is located west of the Villa Rica Downtown Development District, which was approved by the City Council on September 7, 2004. The downtown district allows for a mixture of commercial and residential developments.

The subject area is 20.96 acres, consists of 20 lots, is predominately residential and zoned R-20 (Single-Family Residential), with the exception of two lots: One lot is zoned OI (Office-Institutional), and located on the north side of South Carroll Road, west of the Spring Street/South Carroll Road intersection. The property was approved for rezoning by the City Council on February 7, 2006. The other lot is zoned R-20; and is the location of Westside Baptist Church, 631 Spring Street. Churches are permitted by Special Exception approval in all zoning districts. The property was the site of the first hospital within the City.

The corridor proposal would not affect the usability of the adjacent and nearby properties, if approved. Also, it will not create a burden on other public facilities for the City.

South Carroll Road is a major arterial road, according to the City of Villa Rica Functional Road Map. Business and/or professional office land uses will not cause a significant increase in volume of traffic onto the roadway. Spring Street/South Carroll Road intersection to State Route 61 is approximately 6,600 linear feet, or 1.25 miles.

Commercial and high-density residential already exists along South Carroll Road, south of Interstate -20.

# DRAFT

Staff report has listed traffic counts taken since 1999 and shows how traffic has increased since then. Planning Staff recommends one of the following options:

## **Option 1**

- Step 1: Define location of future commercial land uses.
- Step 2: Amending the Comprehensive Plan and FLUM, once approved by the Department of Community Affairs.
- Step 3: Adopt Comprehensive Plan and FLUM with said amendments.

## **Option 2**

- Step 1: Define location of future commercial land uses.
- Step 2: If a “minor” change is recommended, amend FLUM, once approved by the Department of Community Affairs.
- Step 3: Adopt FLUM with said amendments.

## **Option 3**

Make no changes to the Comprehensive Plan or FLUM.

Commissioners asked several question regarding legal advertisement and if the affected property owners had been notified. Freeman responded that this is a discussion meeting only and that they had not; however, a legal advertisement was posted in the Times-Georgian regarding the meeting.

Commissioner Kraft and Freeman discussed the several types of commercial zoning classifications from the proposed Unified Development Code that could go in the area. Freeman gave several examples of uses regarding the proposed NC (Neighborhood-Commercial), CR (Commercial-Residential), OI (Office-Institutional) and GC (General-Commercial) zoning districts.

Freeman reminded the Commissioners that they can make a recommendation for the type uses the properties may have if the application is approved. There was additional discussion of another option to place an overlay district in the corridor if approved.

Commissioner George motioned to recommend option one (1) with the addition of an overlay. Commissioner Kraft seconded motion. Motion carried 4/0.

Staff comments were made by Freeman in reference to the Comprehensive Plan nearing

# DRAFT

completion and we are now waiting on the reports to come back from the Department of Community Affairs.

Freeman announced receiving confirmation from City Manager, Bob Zellner of the nomination of Andre Holland as Chair Commissioner. Freeman also announced the resignation of Commissioner Brenda Gray.

Public comments were made by Mike Gil of 465 Daniel Road. Gil had concerns about the accuracy of the zoning map and if approved, any errors would also be approved. Freeman explained that Planning Staff has research rezoning applications all the way back to 1969 and verified information contained on the current zoning map, along with implementing a database of rezoning applications. No additional comments were made by Staff or the public.

Commissioner Kraft motioned to adjourn with Commissioner Gray seconding. Motion carried 4/0. Meeting adjourned at 7:48 p.m.

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Planning and Zoning Chairperson

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Zoning Manager