

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

The Planning & Zoning Commission met in a regular public hearing on Tuesday, November 28, 2006 at 7:00 p.m. In attendance were Commission Chairman Andre Holland; Commissioner Kurt Kraft; Commissioner Janet Heilman; Commissioner Susan George; Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. Commissioner Mike Gill was absent with notification. There were approximately eleven (11) members of the public in attendance.

Commissioner Holland called the meeting to order at 7:00 p.m. Peele read the agenda to be followed at this meeting. Commissioner Heilman motioned to approve the agenda with Commissioner George seconding. Motion carried 4/0. Motion to approve September 26, 2006 minutes was made by Commissioner Heilman and seconded by Commissioner Kraft. Motion carried 4/0.

Freeman presented RA-15-06, Neal Brown of Villa Rica, GA requesting a rezoning for property located at 750 West Bankhead Hwy in Land Lot 157 of the 6th District in Carroll County, from OI (Office-Institutional) and R-20 (Single-Family Residential) to GC (General Commercial) for the purpose of a commercial development. The property consists of 3.6+/-acres and is located in Ward 3. Staff recommends approval of the request with the following condition:

1. The Developer shall coordinate with City Staff and GDOT to help insure all safety measures are taken regarding current curbs on Bankhead Highway prior to the issuance of building permits.

Neal Brown spoke next, regarding the rezoning request and described his plans to tear down the existing building in front of the property and to use steel framing as opposed to wood.

There was some discussion about entry and curb cuts into the property. Commissioner Heilman asked if deliveries would be made at the rear of the development. Freeman explained that with General Commercial zoning there are loading and unloading areas on the concept plan submitted by Mr. Brown. The access points and angled parking are issues which will be addressed by the condition placed on the request.

Sally Williams, of 620 Clearview Street, said this is an older neighborhood and they do not want apartments in the area.

Commissioner Heilman asked why the entire parcel wasn't being rezoned to OI (Office-Institutional). Freeman said the proposed uses would need a General or Heavy Commercial zoning. Staff recommended the GC (General Commercial) zoning because the surrounding developments are GC.

Commissioner Kraft motioned to approve the request with the previous stated condition, with Commissioner George seconding motion. Motion carried 4/0.

Freeman presented CU-01-06, The Church at Mirror Lake, Inc. of Villa Rica, GA, requests a Conditional Use Permit for property located on Devonian Drive, off Conners Road in Land Lot 175 of the 2nd District in Douglas County for the purpose of a Church. The property consists of 4.8+/-acres and is in Ward 4. Staff recommends approval with the following condition:

1. The temporary structures shall remain on the property no more than five (5e) years.

Freeman said the five (5) year time frame begins at the approval date. Pastor Tony Ashmore spoke about the proposal and said they plan on using the temporary structures for five (5) years at which time they will be able to identify the needs of the congregation and will be able to determine the size of a permanent structure.

Commissioner George questioned what would happen at the end of five (5) years if a permanent structure wasn't built. Freeman said the applicant would have to return before the Planning Commission and City Council to apply for an amendment to the Conditional Use.

Patrick Henrickson of 110 Main Street spoke in favor of the proposal and said he has visited structures such as this and thought they are very useful and ideal for the project.

Larry Price, a local Physician spoke and commended the proposal and felt it would be beneficial and would meet the worship needs of the community. No one spoke in opposition. Commissioner Heilman motioned to recommend approval with the previous stated condition. Commissioner George seconded motion. Motion carried 4/0.

Freeman present ORD-04-06, an Ordinance for the purpose of amending Article 3, Table 3-1, Land Use Matrix, of the Unified Development Code of the City of Villa Rica Code of Ordinances; to provide an effective date; and for other purposes. The proposed change will implement a land use regulation in a manner that treats a religious assembly or institution on equal terms with a non-religious assembly or institution.

Commissioner Heilman motioned to recommend approval with Commissioner George seconding. Motion carried 4/0.

Freeman recommended the date of December 19, 2006 instead of December 26, 2006 for the next Planning Commission meeting due to the holiday. Commissioner Heilman motioned to recommend approval with Commissioner Kraft seconding. Motion carried 4/0.

Freeman updated the Planning Commission on the two (2) previous meetings that were held for the DTO (Down-Town Overlay). Currently there isn't a date scheduled for another meeting. There isn't any additional information from the Department of Community Affairs. Freeman advised the Planning Commissioners that the two (2) previous cases from the last meeting were approved by City Council.

There being no Public Comments, Commissioner Heilman made the motion to adjourn, with Commissioner George seconding. Motion carried 4/0 and meeting was adjourned at 7:45 p.m.

Planning and Zoning Chairperson

Planning & Zoning Manager