

Planning & Zoning Commission
Regular Public Hearing
Tuesday, December 19, 2006

The Planning & Zoning Commission met in a regular public hearing on Tuesday, December 19, 2006 at 7:00 p.m. In attendance were Commissioner Kurt Kraft; Commissioner Janet Heilman; Commissioner Mike Gill; Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. Chair Commissioner Andre Holland and Commissioner Susan George were absent with notification. There were two (2) members of the public in attendance.

Commissioner Kraft called the meeting to order at 7:02 p.m. Freeman read the agenda to be followed at this meeting. Freeman announced recommendation of indefinite postponement of RA-16-06. Commissioner Heilman motioned to approve the postponement with Commissioner Gill seconding. Motion carried 3/0. Motion to postpone approval of the minutes from November 28, 2006 Planning Commission meeting due to lack of a quorum with Chair Commissioner Holland and Commissioner George not in attendance at tonight's meeting. Commissioner Heilman motioned to approve and Commissioner Kraft seconded. Motion carried 3/0.

Freeman presented Annex-06-06, Richard Abney of Villa Rica, GA is requesting an annexation of property located at 1651 West Hwy 78 in Land Lot 165 of the 6th District in Carroll County and the property consists of 1+/- acres. Staff has reviewed the request and recommends approval. Amber Blackmon of Carrollton spoke for the applicant. Ms. Blackmon explained that they are seeking annexation into the City limits, due to the closer proximity of the Villa Rica Police Department, if assistance is needed. Also, when a storage unit is abandoned, Carroll County prohibits sales of the contents from the storage units. The applicant would like to have sales on the unclaimed items whenever a large enough inventory is built up, which could be quarterly or yearly but never every weekend.

There being no opposition to the annexation, Commissioner Gill recommended approval with Commissioner Heilman seconding. Motion carried 3/0.

Freeman presented RA-17-06 which is the rezoning request contingent on the annexation request. The request is to rezone from RD (Rural Development) to GC (General Commercial) for the purpose of a mini storage facility and commercial development. No one spoke in opposition of the application.

Commissioner Heilman motioned to recommend approval with Commissioner Gill seconding. Motion carried 3/0.

Next Freeman presented ORD-04-06, an ordinance for the purpose of amending Article IV, Section 4.03 (F)(c) of the City of Villa Rica Code of Ordinances regarding commercial vehicles; to provide an effective date; and for other purposes. After discussing some needed changes in the verbage and applicability, Freeman will revise ordinance proposal and present to Planning Commission at the next meeting. Commissioner Gill made a motion to recommend approval as to the intent of the ordinance, with Freeman making revisions more specific to zoning classifications the prohibitions would affect. Commissioner Heilman seconded motion. Motion carried 3/0.

Freeman updated the Planning Commission with information about the Comprehensive Plan. The DCA (Department of Community Affairs) is in the process of sending written notification that the Comprehensive Plan has been approved.

Freeman said there be may some proposals for changes in the sign ordinance on the agenda at the next meeting. The proposals will be for the purpose of increasing sign height, specifically for monument signs.

During the public comment portion of the meeting, Linda Gill of 465 Daniel Road questioned why there wasn't a Ward designation on the agenda for Annex-06-06 and RA-17-06. Freeman explained that the property would be located in Ward 2, if annexed.

Commissioner Heilman motioned to adjourn with Commissioner Gill seconding. Motion carried 3/0. Meeting adjourned at 7:35 p.m.

Planning and Zoning Chairperson

Planning & Zoning Manager