

DRAFT

Planning & Zoning Commission
Regular Public Hearing
Tuesday, July 31, 2007

The Planning & Zoning Commission met in a regular public hearing on Tuesday, July 31, 2007 at 7:00 p.m. In attendance were Chair Commissioner Andre Holland; Commissioner Kurt Kraft; Commissioner Mike Gill; Commissioner Robert Francis; Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. Commissioner Susan George was absent with notification. There were three (3) members of the public in attendance.

Commissioner Holland called the meeting to order at 7:00 p.m. Commissioner Gill motioned to approve the minutes from the June 26, 2007 meeting with Commissioner Kraft seconding. Motion carried 3/0. Chair Commissioner Holland abstained because he wasn't present at the June 26th Planning Commission meeting.

RA-03-07 was presented by Freeman. TAMECE Investments, LLC of Carrollton, GA requests a rezoning for property located at the northeast corner of Dallas Hwy and McCurdy Road, parcel number V04-012-0001 in Land Lot 193 of the 6th District, in Carroll County, from RD (Rural Development) to GC (General Commercial). The property consists of .66+/-acres and is located within Ward 4.

Tim McDonald with Tanner Health System and agent for TAMECE Investments, LLC explained the purpose of the rezoning request which is to use the property for egress and ingress onto the adjacent property also owned by Tanner Health System. The adjacent parcel is already zoned GC (General Commercial) and will be the future site of a medical facility. No one from the audience spoke for or against the request. Commissioner Gill asked if the by-pass would include the subject property. Freeman responded that it would not. There being no other comments, motion to recommend approval was made by Commissioner Francis and seconded by Commissioner Gill. Motion carried 4/0.

ORD-12-07 is in conjunction with ORD-10-07 which was presented at the last Planning Commission and City Council meeting. City Council requested a definition of Flag Lots to be included in the Unified Development Code. "Flag Lot is a large lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway". This definition is consistent with other municipalities. Commissioner Kraft motioned to recommend approval with Commissioner Gill seconding. Motion carried 4/0.

Freeman told the Planning Commission at next months meeting, there will be a CU (Conditional Use) application for modification of some design standards and an ordinance regarding American flags. A DRI will come before the Planning Commission and City Council in upcoming months, in which a developer is proposing a site consisting of 441.55+/-acres with 746 (seven hundred forty-six) units on Reed Road.

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Christina Dunbar, 1405 Daniel Road, Villa Rica spoke of concerns with the future development on Reed Road, regarding green space, road access, water availability, sewage, watershed protection and schools, if the development is approved.

Bernice Brooks, 760 Reed Road, asked if the School Board will be present when development plans are being reviewed, so they'll have the opportunity to express concerns of crowded conditions within the school system.

Commissioner Gill motioned to adjourn meeting, with Commissioner Kraft seconding. Motion carried 4/0. Meeting adjourned at 7:33 p.m.

Planning and Zoning Chairperson

Planning and Zoning Manager