

Planning & Zoning Commission  
Regular Public Hearing  
Tuesday, October 30, 2007

The Planning & Zoning Commission met in a regular public hearing on Tuesday, October 30, 2007 at 7:00 p.m. In attendance were Chair Commissioner Andre Holland; Commissioner Susan George; Commissioner Kurt Kraft; Commissioner Mike Gill; Commissioner Robert Francis; Planning and Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. There was (1) member of the public in attendance.

Commissioner Holland called the meeting to order at 7:00 p.m. Commissioner Kraft motioned to approve the minutes from the September 25<sup>th</sup> meeting, with Commissioner Francis seconding. Motion carried 5/0.

ORD-15-07: presented by Freeman.

An ordinance for the purpose of amending Article 8, regarding Water Conservation, in the Unified Development Codes, of the City of Villa Rica Code of Ordinances; to provide an effective date; and for other purposes. Freeman explained Item #1 will change the way apartment complexes bill the tenants. Individual meters will focus more on water consumption by the tenant and will make them more accountable for water use. Commissioner Gill asked if this would affect new multi-family construction. Freeman explained the proposed ordinance change would affect all new multi-family developments, including duplexes.

Commissioner George asked about the cost of a rain sensor shut off switch in Item #2. Freeman didn't have an exact cost for the switch, but said the Metropolitan North Georgia Water Planning District requires all cities and counties to adopt the model Storm Water Ordinances. There being no other questions or comments, Commissioner Holland asked for a motion. Commissioner Gill motioned to recommend approval and Commissioner George seconded. Motion carried 5/0.

ORD-16-07: was presented by Freeman.

An ordinance for the purpose of amending Article 8, regarding Storm Water Management, in the Unified Development Codes, of the City of Villa Rica Code of Ordinances; to provide an effective date; and for other purposes. Freeman handed out a summary of the proposed ordinances to the Planning Commission. Commissioner Gill asked about setbacks for an undisturbed buffer from streams, Freeman stated the setback will increase from 25 feet to 50 feet undisturbed buffer, from the edge of the bank, with an additional 25 foot setback.

Commissioner George asked if there are any areas that would be affected by the proposed change. Freeman said there weren't any current areas, including the DRI (Development of Regional Impact), owned by Temple Inland, located off Reid Road.

Commissioner Gill asked if the City will hire additional staff for the enforcement of the proposed ordinances. Freeman explained the review process of NRCS (National Resource Conservation Society) and other agencies would probably assist in the enforcement.

There were no further questions or comments, Commissioner Holland asked for a motion. Commissioner George motioned to recommend approval with Commissioner Kraft seconding. Motion carried 5/0.

Freeman reported the status of RA-05-07 heard at last months Planning Commission meeting and at the October 2, 2007 City Council meeting. City Council upheld the recommendation made by the Planning Commission and denied the request.

Commissioner Kraft motioned to adjourn with Commissioner George seconding. Motion carried 5/0. Meeting adjourned at 7:33 p.m.

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Planning and Zoning Chairperson

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Planning and Zoning Manager