

Planning & Zoning Commission  
Regular Public Hearing  
Tuesday, November 27, 2007

The Planning & Zoning Commission met in a regular public hearing on Tuesday, November 27, 2007 at 7:00 p.m. In attendance were Commissioner Kurt Kraft; Commissioner Susan George; Commissioner Robert Francis; Planning and Zoning Manager Taurus Freeman and Zoning Technician Rita Peele. Chair Commissioner Andre Holland and Commissioner Mike Gill were absent with notification. There were no members of the public in attendance.

Commissioner Kraft called the meeting to order at 7:00 p.m. Commissioner George motioned to approve the agenda with Commissioner Francis seconding. Motion carried 3/0. Commissioner Francis motioned to approve the minutes from the October 30<sup>th</sup> meeting. Commissioner George seconded. Motion carried 3/0.

**ORD-17-07:** presented by Freeman. An ordinance for the purpose of amending Article 5, Section 5. 28, to add Historic Preservation, in the Unified Development Codes. Freeman stated, the City of Villa Rica is mandated by the Department of Community Affairs (DCA) to implement Historic Preservation in regards to the Georgia Main Street Program. This is one of several phases that will occur in the upcoming months: revisions to the ordinance; discussions with members of the community, Planning Commission and City Council; appointment of three to five members to the Historic Preservation Commission; adopt design guidelines; and establish historic districts(s).

“Sometimes Historic Preservation Ordinances can become controversial, and someone may believe these type ordinances are takings of their property,” said Freeman. “The City does not want that to occur and we will work with local Historians, as well as owners of historic properties to better serve the public as well as to protect Historic properties.”

Commissioner George asked Freeman how many historical homes are within the City. Freeman responded that there are over 250 historic structures identified by the Comprehensive Plan, which is for homes older than fifty (50) years and have some type of significant architectural value.

There was some discussion about ownership of historical properties, between Freeman and Commissioner Francis. Freeman explained that the City would not own any of the Historical properties but if an owner wanted to demolish a structure older than fifty (50) years, they would have to go before the Historical Commission and give sufficient reasons for the demolition. The Commission would try to encourage the property owners to maintain a period look of Historical structures. Commissioner Kraft asked if the historical preservation ordinance covered all zoning classifications. Freeman responded that it would. Commissioner George wanted to know what criteria will be used for an

appointment to the Historic Preservation Commission. Freeman said the Commission will be appointed by the Mayor and the appointments will have guidelines to follow. The Department of Community Affairs (DCA) mandates these changes to be adopted by year end.

There being no other questions or comments, Commissioner George motioned to recommend approval, with Commissioner Francis seconding. Motion carried 3/0.

During the Staff comments portion, Freeman asked for the record to reflect, an additional ordinance which was advertised (Ord-18-07), however; Staff withdrew the request.

Freeman updated the Planning Commission on cases heard last month and RA-04-07, was withdrawn by the applicant, Parikshit Patel.

Commissioner George motioned to adjourn, Commissioner Francis seconded. Motion carried 3/0. Meeting adjourned at 7:15 p.m.

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Planning and Zoning Chairperson

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Planning and Zoning Manager