



Planning & Zoning Commission

Community Development Department

Regular Public Hearing

Tuesday, November 30, 2010

The Planning & Zoning Commission met in a regular public hearing on Tuesday, November 30, 2010 at 6:00 p.m. In attendance were Commissioner Mike Gill, Commissioner Bakari Turner, Commissioner Les Vogel, Community Development Director Taurus Freeman and Assistant Zoning Administrator Rita Peele. Commissioners Kurt Kraft and Robert Francis were absent with notification. There was one member of the public in attendance.

Commissioner Gill called the meeting to order at 6:00 p.m., and then Peele read the agenda. Commissioner Vogel motioned to approve the agenda with Commissioner Turner seconding. The motion carried 3/0.

Old Business: Commissioner Turner recommended approval of the minutes, Commissioner Vogel seconded and the motion carried 3/0.

New Business: **ORD-03-10-UDC** was presented by Freeman. An ordinance for the purpose of amending *Article 3, Table 3-1, and 3-1 A, Land Use Matrix*, of the Unified Development Codes, of the City of Villa Rica Code of Ordinances; to provide an effective date; and for other purposes. Staff has spoken to members of the Downtown Development Authority (DDA) regarding changes to the Land Use Matrix. Some of the changes on the Land Use Matrix include the following:

Changes to Table 3-1, Land Use Matrix:

- Remove DT (Downtown) and PD (Planned Development) from Table 3-1, Land Use Matrix.
- Remove 'Bar, Tavern, Night Club'.
- Permit 'Repair Service, General Merchandise' in GC (General Commercial)
- Permit 'Apparel and Accessory Stores' in HC (Heavy Commercial)
- Delete 'Dormitory' from the Group Living Section
- Change 'Retail Stores offering Common merchandise, 100,000 square feet or less' from being permitted in OI (Office Institutional) to permitted with Conditional Use (CU) permit
- Change 'Shopping Centers, 100,000 square feet or less, to be permitted in OI (Office-Institutional) with a Conditional Use (CU) permit.
- Permit 'Repair Service, General Merchandise' in GC (General Commercial)
- Permit 'Apparel and Accessory Stores' in HC (Heavy Commercial)
- Permit 'Art Galleries' in HC (Heavy Commercial)
- Permit 'Antique Shops' in HC (Heavy Commercial)
- Prohibit 'Taxidermy' in OI (Office-Institutional)
- Change 'Pet and Dog Grooming Shop (Kennel) to a Conditional Use (CU) in RD (Rural Development)
- Delete 'Miscellaneous Manufacturing' altogether
- Prohibit 'Print Shop' in GC (General Commercial) and allow it in GI (General Industrial)
- Permit 'Game Room' in Heavy Commercial (HC)
- Change 'Parks and Recreation Facilities' to 'Parks and Recreation Facilities/Private' and permit in Heavy Commercial (HC) with a Conditional Use (CU) permit
- Change 'Pet and Dog Grooming Shop' to 'Pet and Dog Grooming Shop/Non-Kennel'

Changes to Table 3-1.A, Downtown Overlay District Land Use Matrix:

- Permit ‘Personal Care Home, Group’ in CMU (Commercial Mixed-Use)
- Remove ‘Kennel’ from Commercial (Commercial District)
- Permit ‘Pet and Dog Grooming Shop’ in CBD (Central Business District) and CMU (Commercial Mixed-Use)
- Prohibit Tattoo Parlors in all subareas of the Downtown Overlay
- Permit ‘Cinema, Movie Theater’ in CBD (Central Business District)
- Prohibit ‘Game Room’ in CMU (Commercial Mixed-Use)
- Permit ‘Clinic, Public or Private’ in CBD, CMU and Commercial sub-districts
- Permit ‘School, Public, Private or Parochial’ in CBD (Central Business District), CMU (Commercial Mixed-Use) and Commercial sub-districts

There being no other comments, Commissioner Turner motioned to recommend approval and Commissioner Vogel seconded. The motion carried 3/0.

CU-07-10 was presented by Freeman. Covenant Word Ministry, Inc., of Villa Rica, GA requests a Conditional Use for property located at 773 Industrial Boulevard, parcel number V03-012-0012, in Land Lot 195 of the 6th District, in Carroll County, for the purpose of a church. The property consists of 4.95+/-acres and is located within Ward 3.

The applicant, Pastor Morris stated they have been at the location for approximately three (3) years and originally came to Villa Rica to be an asset to the community and teach the word of God. No one spoke for or against the application and Commissioner Vogel motioned to recommend approval. Commissioner Gill seconded and the motion carried 3/0.

Staff Comments: were made by Freeman and at that time he updated the Commission on last month’s cases and said there are no pending cases. Freeman reminded the Commission there will be no meeting in December.

Public Comments: There were no comments from the public.

Commissioner Vogel motioned to adjourn at 6:20 p.m. with Commissioner Turner seconded. The motion carried 3/0.

Commission Chairperson

Date

Community Development Director

Date