

Planning & Zoning Commission  
Regular Public Hearing  
Tuesday, April 27, 2010

The Planning & Zoning Commission met in a regular public hearing on Tuesday, April 27, 2010 at 7:00 p.m. In attendance were Commission Chairman Kurt Kraft; Commissioner Mike Gill; Commissioner Robert Francis; Commissioner Bakari Turner; Commissioner Les Vogel; Community Development Director Taurus Freeman and Zoning Technician Rita Peele. There were eight (8) members of the public in attendance.

Commissioner Kraft called the meeting to order at 7:00 p.m., then Peele read the agenda. Commissioner Kraft asked for a change to the agenda to discuss changing meeting times for the Planning Commission. All voted in favor of approving the agenda.

**Old Business:** Commissioner Francis motioned to approve the minutes from the November 24, 2009 meeting. Commissioners Gill and Vogel abstained due to not attending. Commissioner Turner seconded and the motion carried 3/0.

Freeman welcomed and introduced Les Vogel as the new Planning Commissioner in Ward 4.

**New Business:** CU-01-10, God's Perfect Church of Lithia Springs, GA, requests a Conditional Use for property located at 100 Maple Street, parcel number V02-001-0020, in Land Lot 162 of the 6<sup>th</sup> District, in Carroll County, for the purpose of a church. The property consists of 0.13+/- acres and is located in Ward 2. Freeman said the application has been reviewed and Staff recommends approval.

Pastor Joe Feathers spoke about the application and stated that his church was started in his home and would like to grow and expand in this area because most of the congregation lives close to Villa Rica. Commissioner Francis asked what is population of the congregation and Pastor Feathers replied there are approximately 52 members. Additional parking, if needed, has been granted from the adjoining property owners for any overflow. Pastor Feathers stated that if the congregation grows any larger, they will look for another facility for the church. Commissioner Vogel asked about the duration of a Conditional Use Permit. Freeman responded that the Conditional Use permit becomes void when the church relocates.

There being no other comments, Commissioner Francis motioned to recommend approval, with Commissioner Gill seconding and the motion carried, 5/0.

CU-02-10 presented by Freeman. The Church at Mirror Lake, Inc. of Villa Rica, GA, requests a Modification to a Conditional Use Permit for property located on 501 Permian Way, off Conners Road in Land Lot 175 of the 2<sup>nd</sup> District in Douglas County, for the purpose of an additional temporary unit. The property consists of 4.8+/- acres and is located in Ward 4. Freeman explained that the application is a request for modification to the Conditional Use approved in 2006, for three (3) temporary structures. The structures were approved for a "Spring" type of temporary structures and to date only two (2) "Spring" structures have been placed on the property. The third structure is a modular unit. City Attorney, David Mecklin recommended that the modification be heard by the Planning Commission and City Council.

Kathy Lafitte of 72 Cleghorn Street represents the church and reminded everyone that the church has been a good neighbor and good friend to the city of Villa Rica. She explained that the modular unit is needed as an additional classroom.

Commissioner Gill asked if all applicable codes have been met for the installation of the modular unit. Freeman stated that the Building Official has inspected the site and the unit has met the requirements.

Larry Price spoke in favor of the application and introduced himself as a local physician in Villa Rica since 1980 and is a member of the church.

There being no other comments, Commissioner Gill motioned to recommend approval, Commissioner Kraft seconded and the motion carried 5/0.

Commissioner Kraft proposed to change the starting time for the Planning Commission meetings from 7:00 p.m. to 6:00 p.m. Commissioner Francis motioned to approve, Commissioner Gill seconded and the motion carried 5/0.

**Staff Comments:** Freeman said there may be two (2) rezoning applications scheduled for next month.

Commissioner Gill asked about the status of the Historic Preservation design guidelines. Freeman responded that the historic assessment is still in process and after the information is received, Villa Rica will be divided into historic districts and then the guidelines will be written. Staff will probably conduct public hearings for review of the guidelines. Commissioner Francis asked if there will be any areas of imminent domain. Freeman said there will be no property taken. Commissioner Vogel asked Freeman to explain how the design guidelines are established. Freeman explained other cities have design guidelines for their historic districts and Villa Rica will write their guidelines to better serve the character of our existing historic structures. Commissioner Turner asked if the design guidelines are to be aesthetically compatible. Freeman said yes, but some structures won't be included within the historic districts, unless they're over fifty (50) years old or have historical significance.

Commissioner Kraft said there had been some discussion of combining the chairman from all committees in order to pool resources, grants, leads or information for the betterment of Villa Rica.

Commissioner Turner asked about training for the Planning Commissioners. Freeman will check the amount in the budget for funding and will research availability of training.

**Public Comments:** There being no comments, Commissioner Vogel motioned to adjourn at 7:43 p.m., and Commissioner Kraft seconded. The motion carried 5/0.

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Planning and Zoning Chairperson

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Date

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Community Development Director

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Date