



# Planning & Zoning Commission

Community Development Department

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Regular Public Hearing  
Tuesday, July 27, 2010

The Planning & Zoning Commission met in a regular public hearing on Tuesday, July 27, 2010 at 6:00 p.m. In attendance were Commission Chairman Kurt Kraft; Commissioner Robert Francis; Commissioner Mike Gill; Commissioner Bakari Turner; Commissioner Les Vogel; Community Development Director Taurus Freeman, Zoning Technician Rita Peele and Community Development Intern Janet Hyde. There were nineteen (19) members of the public in attendance.

Commissioner Kraft called the meeting to order at 6:00 p.m., and Peele read the agenda. Commissioner Francis recommended approval of the agenda and Commissioner Vogel seconded. All voted in favor of approving the agenda.

**Old Business:** Commissioner Gill motioned to approve the minutes from the June 29, 2010 meeting. Commissioner Turner seconded and the motion carried 5/0.

**New Business:** Commissioner Kraft announced that the applicant for RA-04-10 has requested postponement until the September 28, 2010 Planning Commission meeting. Commissioner Turner motioned to accept the request, Commissioner Gill seconded and the motion carried 5/0.

**RA-05-10**, was presented by Freeman. J.E. George Estate of Villa Rica, GA, request a rezoning from RD (Rural Development) to OI (Office-Institutional), for property located at 718 Old Town Road, Parcel Number V04-009-0033, in Land Lot 192 of the 6<sup>th</sup> District, in Carroll County for the purpose of a professional office development. The property consists of 7.39+/-acres and is located within Ward 3. Hyde presented information about the request and explained how the property across from the subject property was rezoned to OI (Office-Institutional), by City Council in December 2009, and the site is in close proximity to Tanner Medical Center. Staff recommends approval of the request.

Ronnie Tibbitts, representing the family of the J.E. George Estate, spoke for the proposal and explained how only fifty (50) percent of the site would be developed for a potential medical facility support group. The conceptual drawing shows a density of fifteen (15) proposed units with 144 (one hundred forty four) parking spaces and nineteen (19) handicapped parking spaces. The majority of the rear of the site will be used for storm water and retention pond system and there will be a thirty (30) foot buffer along the sides of the property.

Commissioner Francis asked if there were any residential sites in the vicinity of the request. Tibbitts said there are residents on the east side of Susan Drive, but the thirty (30) foot natural buffer will remain in place.

Commissioner Gill asked about the LI (Limited Industrial) zoning of the parcels adjacent to the proposal. Freeman explained that the land use does not fit the zoning classification of these parcels.

Commissioner Vogel had traffic concerns on Old Town Road and State Route 61, which includes narrow lanes and the need for striping.

Bill Edwards, 512 Susan Drive, spoke and wanted to know how the proposal will impact his property and does not want to look out upon a retention pond from his property.

Commissioner Vogel motioned to recommend approval, conditional upon conducting a transportation study, after the use is determined. Commissioner Francis seconded and the motion carried 5/0.

**ALT-01-10**, The City of Villa Rica, of Villa Rica, GA, request an amendment to the Mirror Lake Planned Development for the property located at 1881 Stockmar Road, Parcel No. 0206-025-0010, in Land Lot 206 of the 2<sup>nd</sup> District, in Douglas County, for the purpose of to allow for an animal exhibit or petting zoo. The property consists of 29.35+/-acres and is in Ward 4. Freeman said this is an amendment to the current Mirror Lake Planned Development. The site was designated for a museum, according to the original plan submitted by Mirror Lake, LLC, when the plan was approved in 1997. The current site is the location of the Pine Mountain Gold Museum and Stockmar Park and one of the attractions is an animal exhibit. The animal exhibit was not provided for in the original plan, and Staff is recommending approval of ALT-01-10, to allow for the use of the animal exhibit.

Commissioner Gill asked if the proposal was for a petting zoo. Freeman said it was only for an animal exhibit.

Commissioner Kraft asked who owned the animals. Freeman responded that the City owns them.

Carl Lewis, Historical Preservation Coordinator for Pine Mountain Gold Museum, said most of the animals are rescue animals and someone is there to provide care to the animals, seven (7) days a week. Commissioner Gill motioned to recommend approval and Commissioner Turner seconded. The motion carried 5/0.

**ORD-02-10-UDC**, An ordinance for the purpose of amending *Article 3, Table 3-1*, 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. Freeman said the request was recommended at the last meeting, regarding automobile and truck sales, service and repairs in an OI (Office-Institutional). The Planning Commission requested removing this type of use from OI (Office-Institutional) zoning.

There were no additional comments and Commissioner Gill motioned to recommend approval with an error corrected on the Land Use Matrix. Commissioner Vogel seconded and the motion carried 5/0.

**Staff Comments:** were made by Freeman and he updated the Commission on last month's cases. Freeman gave a status of the Historic Preservation Commission and gave out a digital version of the Historic Inventory, Phase I. The first task of the Commission will be to complete design guidelines for the downtown district. There will be scheduled Town Hall meetings and the Planning Commission will be invited to provide input and modifications for the guidelines.

Bill Edwards spoke and said business owners need to modernize their buildings in order to have a successful business; and he feels like guidelines should be done away with and the money used for something else.

There being no other public comments and a motion to adjourn was made by Commissioner Turner and seconded by Commissioner Kraft. The motion carried 5/0 and the meeting adjourned at 6:50 p.m.

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Commission Chairperson

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Date

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Community Development Director

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Date