



Planning & Zoning Commission

Community Development Department

Regular Public Hearing
Tuesday, October 26, 2010

The Planning & Zoning Commission met in a regular public hearing on Tuesday, October 26, 2010 at 6:00 p.m. In attendance were Commission Chairman Kurt Kraft; Commissioner Robert Francis; Commissioner Les Vogel; Commissioner Mike Gill, Commissioner Bakari Turner, City Manager Larry Wood; Community Development Director Taurus Freeman, Assistant Zoning Administrator Rita Peele. There was one member of the public in attendance.

Commissioner Kraft called the meeting to order at 6:00 p.m., then Peele read the agenda. Freeman requested an amendment to move CU-05-10 to the end of the agenda, because the applicant is not being present and to add a discussion about the December Planning Commission meeting date. Commissioner Vogel recommended approval of the agenda with Commissioner Turner seconding. The motion carried 5/0.

Old Business: Commissioner Francis recommended approval of the minutes, Commissioner Vogel seconded and the motion carried 5/0.

New Business: **CU-06-10** was presented by Freeman. Kingdom Dominion Church of Villa Rica, GA requests a Conditional Use for the property located at 451 West Bankhead Highway, Suite 141; parcel number V02-007-0020, in Land Lot 162 of the 6th District, in Carroll County, for the purpose of a church. The property consists of 8.53+/- acres, and is located in Ward 2. Staff recommends approval of the request.

Pastor Calvin Tibbs spoke for the request and explained that the congregation has been at different locations in Villa Rica for approximately three (3) years and they have a very strong community presence by doing work at the hospital, going door to door spreading the gospel, radio broadcast and participation in parades.

There being no other discussion, Commissioner Gill recommended approval with Commissioner Kraft seconding. The motion carried 5/0.

CU-05-10 was presented by Freeman. Dominion Christian Center of Villa Rica, GA requests a Conditional Use for the property located at 112 Three West Parkway; parcel number V07-010-0194, in Land Lot 165 of the 6th District, in Carroll County, for the purpose of a church. The property consists of 0.44+/-acres, and is located in Ward 2. Staff has reviewed the request and recommends approval.

Pastor Louis Smith spoke for the request. He wants to have a church at this location to be able to promote spiritual causes and to enhance the community.

Freeman said this site had been the previous location of another church, which has since moved. He further explained how each church must obtain a separate Conditional Use for each individual location.

Commissioner Francis asked if there was enough parking for the congregation. Pastor Smith said the parking was more than adequate to meet the needs of the congregation.

With no additional discussion, Commissioner Turner recommended approval of the request. Commissioner Gill seconded and the motion carried 5/0.

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 made several recommendations for change on the Land Use Matrix. Freeman read the proposed changes and explained the reasons for the changes.

There were several questions about the proposal, and Freeman suggested that the Commission can take additional time to review the changes and to make any additional recommendations. Commissioner Kraft motioned to table the proposal until the November meeting, Commissioner Turner seconded and the motion carried 5/0.

ZM-01-10, presented by Freeman. Adoption of the Official Zoning Map and all notations, references and other matters set forth by said map that are described in the City of Villa Rica Code of Ordinances. Freeman explained how it's a good practice to adopt the zoning map on a yearly basis.

Commissioner Gill recommends approval, Commissioner Francis seconded and the motion carried 5/0.

Next was the discussion of the December meeting date. Commissioner Kraft motioned to cancel the date and Commissioner Vogel seconded. The motion carried 5/0.

Staff Comments: were made by Freeman and at that time he updated the Commission on last month's cases and currently there are no pending cases for next month, other than ORD-03-10-UDC.

Public Comments: There were no comments from the public.

Commissioner Vogel asked for a status of a vacant building with numerous code violations located on Connors Road. Freeman explained the enforcement process which has taken place, and that there should be a court date very soon.

Commissioner Turner motioned to adjourn at 6:45 p.m. with Commissioner Vogel seconded. The motion carried 5/0.

Commission Chairperson

Date

Community Development Director

Date