



Planning & Zoning Commission

Community Development Department

Regular Public Hearing

Tuesday, May 31, 2011

The Planning & Zoning Commission met in a regular public hearing on Tuesday, May 31, 2011 at 6:00 p.m. In attendance were Chairman Kurt Kraft, Commissioner Robert Francis, Commissioner Bakari Turner, Community Development Director Taurus Freeman and Assistant Zoning Administrator Rita Peele. Commissioners Mike Gill and Les Vogel were absent without notification. There were no members of the public in attendance.

Commissioner Kraft called the meeting to order at 6:00 p.m., and then Peele read the agenda.

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

New Business: **CU-02-11** presented by Freeman. Mount Olive Christian Church of Villa Rica, GA requests a Conditional Use for property located at 313 E. Montgomery Street, Parcel No. V06-001-0023, in Land Lot 160 of the 6th District, in Carroll County, for the purpose of a church. The property consists of .19+/- acres and is located within Ward 1. Staff recommends approval with one condition. The applicant shall provide a written agreement to the Community Development Department for additional parking within 300-feet of the requested location.

Applicant, Eduardo Roque said his church would like to establish a worship center, classrooms for a bible college, Sunday school and a community services center. The church agrees and will abide by the parking requirements.

Commissioner Francis motioned to recommend approval with the condition of the recommended parking requirement. Commissioner Turner seconded and the motion carried 3/0.

ORD-02-11-UDC presented by Freeman. An ordinance for the purpose of amending Article 3, Table 3-1, Land Use Matrix and adding Section 5.30 Crematory, of the Unified Development Codes, of the City of Villa Rica Code of Ordinances; to provide an effective date; and for other purposes.

Freeman explained that this ordinance is a recommendation by the Mayor and City Council due to the last request for a land use determination for a crematory. Although the applicant withdrew the request, there wasn't anything in the Code that addressed zoning districts for crematories. The proposed ordinance will allow crematories to be in LI (Limited Industrial) and GI (General Industrial) zoning districts.

Commissioner Kraft recommended approval with the omission of the word, '*noticeable*' from Section 5.30. D.2., Commissioner Turner seconded and the motion carried 3/0.

Freeman updated the commission on cases heard from last month.

There being no other public comments, Commissioner Kraft motioned to adjourn at 6:15 p.m. and Commission Francis seconded. The motion carried 3/0.

Commission Chairperson

Date

Community Development Director

Date